



## Abingdon Close, Thame - OX9 3GB

Prices From £280,000

**TR** TIM RUSS  
& Company





## Abingdon Close

Thame, Oxfordshire

- QUIETLY LOCATED, CLOSE TO THE HIGH STREET
- TWO BEDROOM GROUND FLOOR FLAT
- SPACIOUS SITTING/DINING ROOM WITH A DIRECT ACCESS OUT TO THE COMMUNAL GARDEN
- ALLOCATED PARKING FOR TWO VEHICLES
- LEASE:- 125 YEARS FROM 1988 - SHARE IN THE MANAGEMENT COMPANY
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- IDEAL FIRST TIME/INVESTMENT OPPORTUNITY - ESTIMATED RENT OF £1,250PCM PRODUCING A 5.3% RENTAL YIELD





# Abingdon Close

Thame, Oxfordshire

Tucked away from the hustle and bustle, this charming 2-bedroom ground floor flat offers a tranquil retreat just a stone's throw away from the vibrant High Street. Step inside and discover a spacious sitting/dining room that beckons you to unwind, with a seamless flow to the communal garden - perfect for lazy Sundays! The convenience of allocated parking for two vehicles adds a practical touch to this cosy abode. This gem is ready to be yours without the hassle of onward chain. A golden opportunity awaits whether you're a first-time buyer or an astute investor, with an estimated rent of £1,250PCM delivering a solid 5.3% rental yield.

What separates this property to others in the close is the direct access to the communal garden from the sitting room, making a perfect spot for morning coffees or enjoying a good book in the fresh air.

Lease:- 125 years from 1988 (Approx 88yrs remaining).

Abingdon Close residents have a share within the management company.

Ground Rent:- Peppercorn

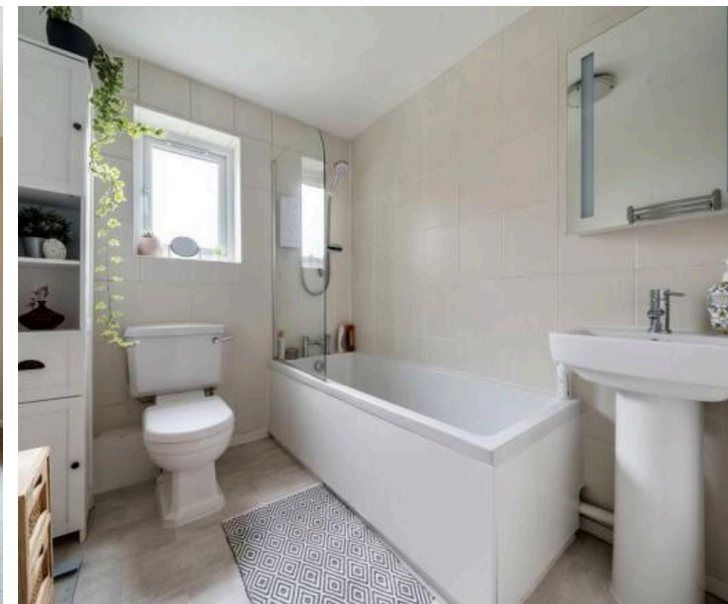
Service Charges:- £700P/A

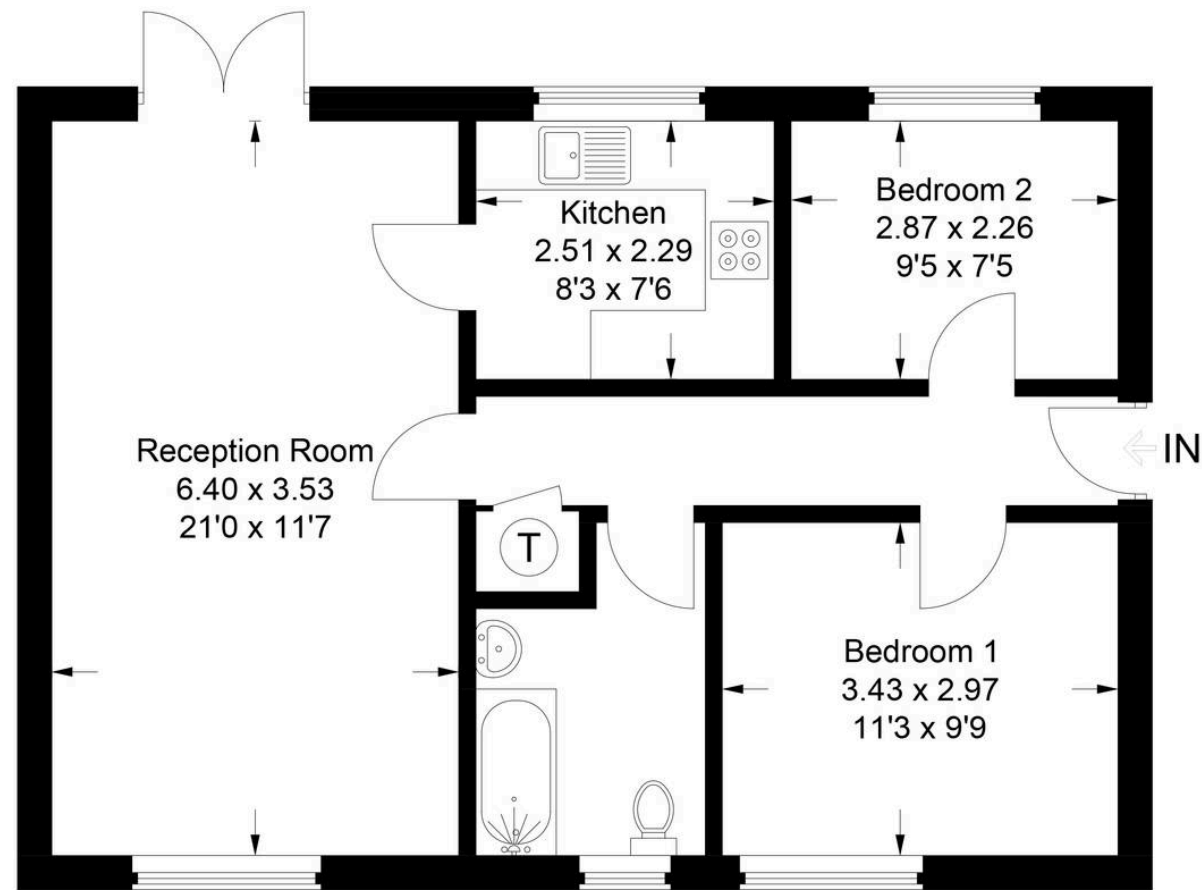
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





**Ground Floor**

## 10 Abingdon Close

Approximate Gross Internal Area = 59.9 sq m / 645 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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# Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.  
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
For more information please visit our website.

