



Tibbs Road, Haddenham - HP17 8ZA

Guide Price £310,000

 **TIM RUSS**
& Company



Flat 14

2 Tibbs Road, Haddenham

- EXCEPTIONALLY SPACIOUS TWO DOUBLE BEDROOM, TWO BATHROOM EXECUTIVE APARTMENT
- WELL APPOINTED KITCHEN, SPECIFIED WITH AEG INTEGRATED APPLIANCES
- FAR REACHING VIEWS FROM OWN PRIVATE BALCONY
- BEAUTIFULLY PRESENTED THROUGHOUT
- PERFECTLY LOCATED FOR NEARBY SHOPS AND TRAIN STATION
- DEVELOPED APPROXIMATELY FIVE YEARS AGO TO THE HIGHEST OF STANDARDS
- LONG LEASE - APPROX 245 YEARS
- TWO PARKING PERMITS ALLOCATED
- IDEAL FIRST TIME/INVESTMENT PURCHASE
- OFFERED TO THE MARKET WITH COMPLETE UPPER CHAIN

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Flat 14

2 Tibbs Road, Haddenham

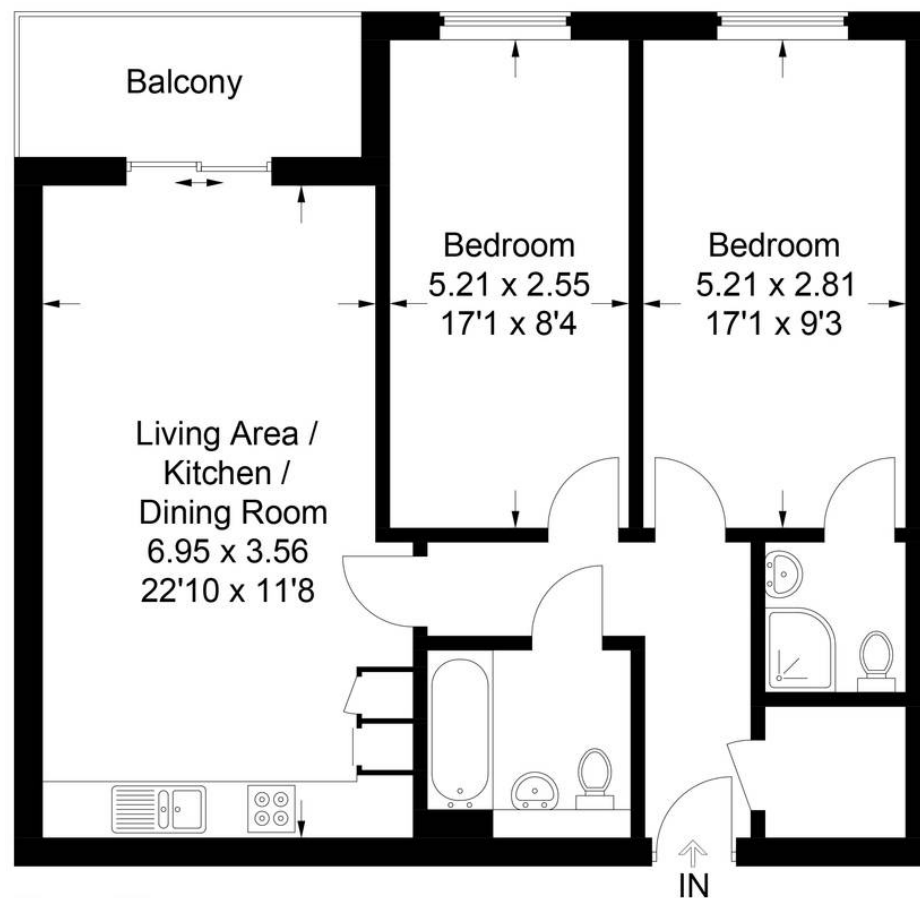
An exceptionally spacious two-bedroom, two-bathroom executive apartment awaits at this beautifully presented property developed to the highest standards five years ago. The dining/sitting area is spacious, light and makes for both a relaxing and entertaining space. The well-appointed kitchen, specified with AEG integrated appliances and the far-reaching views are accessible from your own private balcony.

This gem is perfectly located for convenience, with nearby shops and a train station within easy reach. With a long lease of approximately 245 years and two allocated parking permits, this property is not only ideal for first & second time buyers, but also investors and those looking for a lock up and leave property. The property is offered with no upper chain and the opportunity to call this place home awaits.

Once you step outside to discover your private balcony, you will find it ideal for Al-fresco dining or simply to relax.

There is an allocated parking space with this property and a second permit is included to park another vehicle.
Service Charge: Approx. £116.00 per month.
Lease: 245 Years Remaining
Ground Rent: £250 P.A. Council Tax: C





Top Floor

Flat 14 Aviator House

Approximate Gross Internal Area = 72.8 sq m / 784 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.