



Essex Court Essex Road, Thame - OX9 3LT

Guide Price £270,000

 **TIM RUSS**
& Company



Essex Court, Essex Road

Thame, Oxfordshire

- A STYLISH & WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE
- BRIGHT & AIRY SITTING/DINING ROOM
- FITTED KITCHEN WITH GAS HOB
- IMMACULATEDLY PRESENTED THROUGHOUT
- ALLOCATED PARKING FOR ONE PLUS FURTHER RESIDENTS PARKING AVAILABLE
- COMMUNAL OUTSIDE SPACE
- LEASE:- 154 YEARS REMAINING
- GROUND RENT:- £153 P/A
- IDEAL FIRST TIME/INVESTMENT PURCHASE
- MONTHLY RENT EXPECTATION - £1,400PCM - IMPRESSIVE RENTAL YIELD - 6%

Lease length - 154 years

Service Charge - £941 per annum (£76 per month)

Ground Rent - £153 per annum

The lease makes provision for the ground rent to be increased every 10 years by 50%. The next increase will take place in September 2031 and is calculated at £229.50.



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Discover a charming retreat with this stylish and well-presented two double bedroom ground floor maisonette, offered to the market with no onward chain. Step into a bright and airy sitting/dining room, perfect for relaxing or entertaining guests. The fitted kitchen with gas hob adds a touch of convenience, while the immaculate presentation throughout exudes a sense of elegance. With allocated parking for one and additional residents' parking available, practicality meets comfort seamlessly. Ideal for first-time buyers or as an investment opportunity, with a lease of approximately 154 years remaining. Anticipate a monthly rent of £1,400, boasting an impressive rental yield of 6%.

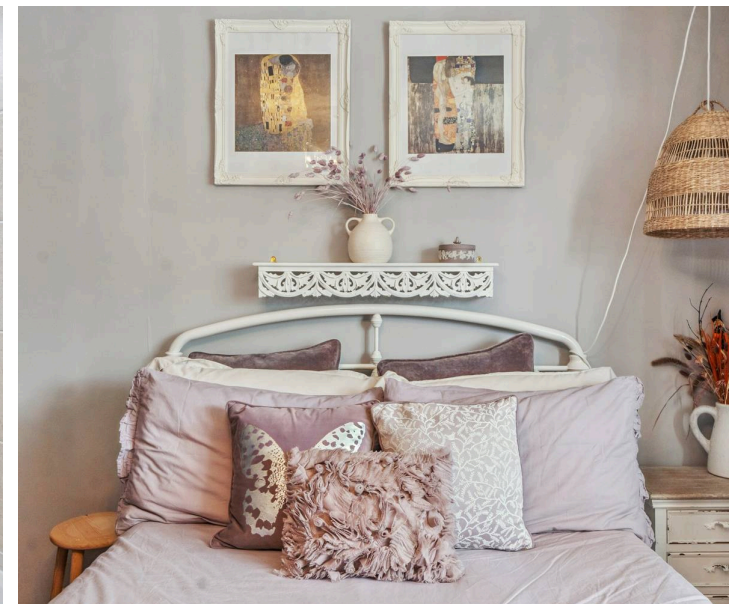
This property encapsulates the perfect blend of convenience and practicality, making it a desirable opportunity.

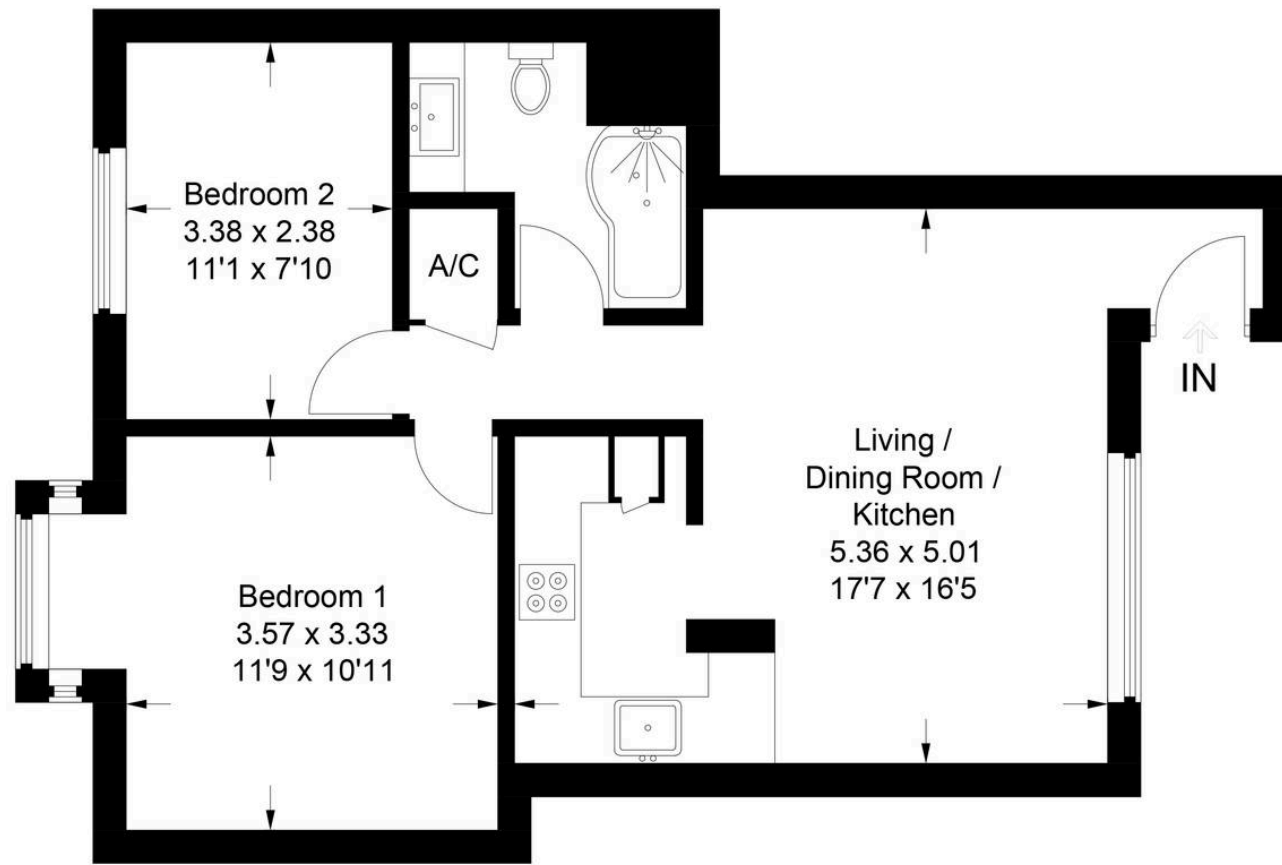
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor

6B Essex Court, Thame, OX9 3LT

Approximate Gross Internal Area = 56.2 sq m / 605 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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