



bonners & babingtons

Claremont Place
Chinnor

Claremont Place, Chinnor OX39 4FX

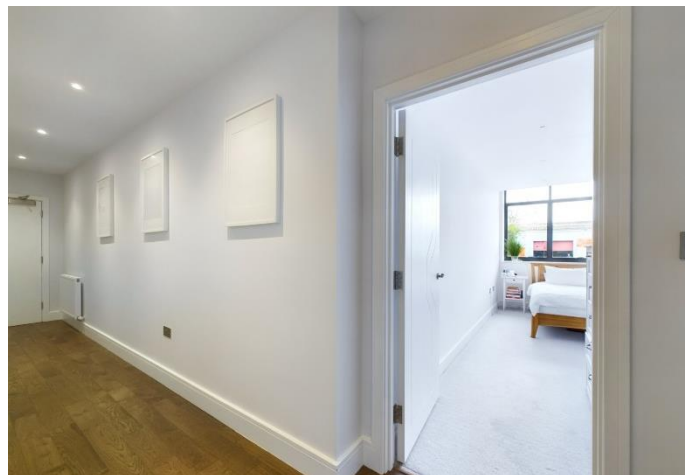
Guide Price: £230,000

A fabulous, contemporary 1 bedroom ground floor apartment with video entry system offering a stylish interior. The well appointed kitchen/reception room has ample storage with integrated appliances and solid wood flooring, and boasts a superb newly fitted, luxury bathroom.

The property comprises of entrance hallway where all rooms lead from, and benefits from a large storage cupboard. The spacious and bright double bedroom has generous space for wardrobes and units, across the hallway is the luxury, designer, hotel style bathroom with marble tiles, overhead rainfall shower, heated towel rail and vanity sink. The solid wood flooring continues from the hallway in to the main open plan living space that consists of a well appointed kitchen with integrated washing machine, slim-line dishwasher, electric cooker and hob and ample waist and eye level cupboards. The remainder of the light and airy living area has plenty of space for a dining table and relaxed seating.

Outside there is ample parking, communal reception space and video phone entry system. The property also benefits from gas central heating, double glazing and remainder of the building warranty.

This modern development in the quaint South Oxfordshire village of Chinnor is ideally positioned for those looking to live in a thriving local community. There are a number of public houses nearby, including the award winning Sir Charles Napier which is approximately 2.5 miles from the door, a pharmacy, butcher, baker, Coopertative and GP and dental practices to name but a few.





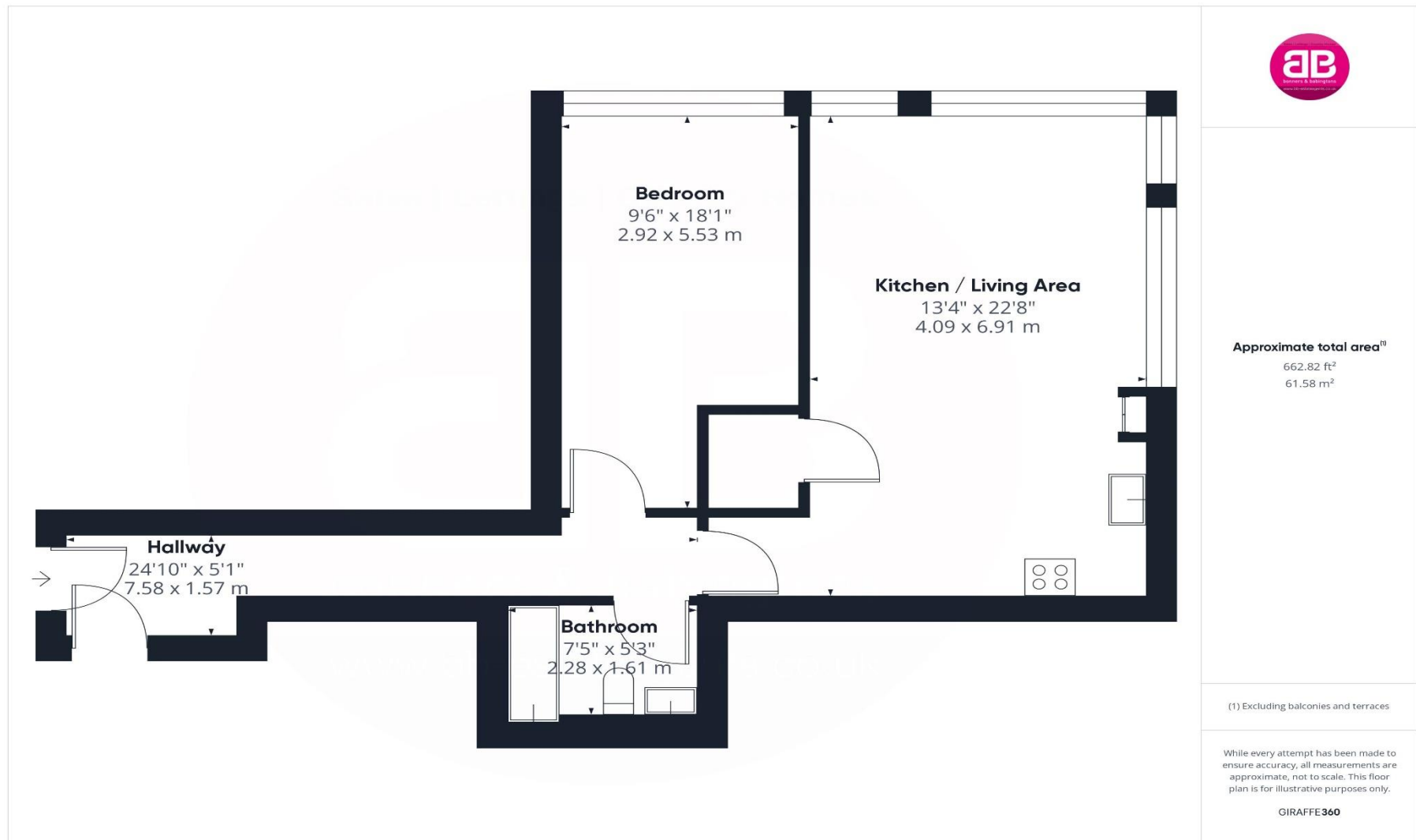
For those who enjoy the outdoors, there are also a number of beautiful walks to be found nearby. Nationally protected for its landscapes, charming villages, historic attractions and wildlife, the Chilterns Area of Outstanding Natural Beauty is one of the most stunning areas of countryside in the UK.

M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

Ground Rent:
£250 per anum
Management Fee:
£1505 per anum
Council Tax Band C



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

Robert House, 19 Station Road,
Chinnor, Oxfordshire, OX39 4PU

01844 354554

www.bb-estateagents.co.uk

