

9 PARK COURT

THAME, OXFORDSHIRE, OX9 3ET



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A beautifully presented and upgraded two bedroom, two bathroom apartment with a court yard garden. Situated in a very desirable area, off Park Street, within easy walking distance to the high street, doctors surgery, local schools and Elms Park, and with its own allocated, off-road parking space.

Built in approximately 1995, this property is tastefully decorated to a high standard throughout.

The property has generous accommodation arranged over one floor, with the large sitting room, overlooking the court yard garden and benefitting from a brand new wooden floor, being a real highlight. Off the sitting room is a contemporary kitchen, with cream units, a gas hob, electric oven, integrated fridge / freezer, and room for both a washing machine and dish washer.

The apartment benefits from having two bathrooms, both contemporary white in excellent condition. The first has a separate power shower, sink and toilet; whilst the second has a bath (with power shower fitted above and protective screen), toilet and sink.

The master bedroom has a beautiful, walk-in bay window and the second bedroom is a good size and is able to accommodate a double bed.

There are French doors opening onto the court yard, ideal for al-fresco dining and entertaining. There is also a loft for additional storage.

The property is a moments walk from Elms Park and the High Street, and is ideally situated for buses and the medical centre.

STUNNING APARTMENT IN A SUPERB LOCATION*



IN BRIEF

- Ground floor, apartment with court yard garden and allocated parking
- Two double bedrooms
- Two bathrooms
- Ideally situated, just off the Thame High Street



OVERVIEW

- Two double bedrooms
- Two bathrooms
- Lovely court yard garden
- Allocated parking space
- Beautifully presented throughout
- Walking distance to Thame town centre
- Opposite Elms Park
- Perfect location, close to all amenities

GUIDE PRICE: £285,000 LEASEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas central heating to radiators

Energy Efficiency Rating: TBC

Local Authority: South Oxfordshire District Council

Council Tax: C



LOCATION

A thriving, 'living' market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is rich in history with Mediaeval, Georgian and Victorian architecture. Its iconic boat-shaped high street wraps around the market place and hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

Thame has unique, award winning shops which share the high street with well-known brands, traditional English pubs selling real ale, Italian, Chinese and Indian restaurants, delightful cafes and tea rooms. The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area.

Schools: Local facilities include three highly reputed primary schools and the Lord Williams Comprehensive School which has been rated as outstanding by Ofsted. Excellent private and grammar schools are within easy reach.

Commuting: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 Junction 7 and 8. The nearest train station is Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham.

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