

# 68 ALEXANDER HOUSE

ANGUS COURT, THAME, OXFORDSHIRE OX9 3EL



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**Arguably in the best position on this sought-after development, an immaculate 2nd floor apartment, with a private balcony, and beautifully presented accommodation.**

There is a carpeted communal hall with lifts to all floors as well as a stairwell. The apartment is tucked in the far corner of the 2nd floor. Upon entering there is a lovely 'L' shaped entrance hall, providing access to all the accommodation.

The principal living space is an expansive open plan living room/kitchen/dining room with double doors opening to the private balcony. The kitchen is fitted with a range of stylish units and a range of integrated appliances, including a dishwasher, fridge/freezer and a washer/dryer.

There are two double bedrooms, one with an en-suite, both having double width fitted wardrobes. There is also a well appointed bathroom.

Outside, the property has its own private balcony. There is allocated parking and visitors parking.

Alexander House is a select development of just 18 luxury apartments, built by Rectory Homes in 2014. It is situated on the Thame Park side of the town and is within walking distance of both the town centre and open countryside.

‘YOU COULDN’T ASK FOR A BETTER LUXURY APARTMENT ‘



## IN BRIEF

- Stylish and contemporary apartment in an exclusive development
- High specification
- Treetop views
- Easy access to the M40 as well as Thame town centre





## OVERVIEW

- Large principal open plan reception room
- Two double bedrooms
- Two bathrooms
- Energy efficient
- Attractive laminate flooring
- Underfloor heating
- Store
- Private balcony
- Safe & secure entrance and communal areas
- Allocated parking
- Internal air exchanger

**PRICE: £340,000**

**LEASEHOLD**

Energy Rating: Currently B (85) Potential B (85)

Lease: 130 years from new

Service Charge: £1,500 pa Ground Rent: £350 pa





The approximate total area for the elements of the property represented on the floorplan is 67 SqM (719 Sq.Ft)

**68 Alexander House, Angus Court, Thame, Oxfordshire, OX9 3EL**

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

**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.

**PIKE SMITH & KEMP**

13 High Street, Thame OX9 2BZ

**Tel:** 01844 218258

**email:** [thame@pikesmithkemp.co.uk](mailto:thame@pikesmithkemp.co.uk)

**Web:** [www.pskweb.co.uk](http://www.pskweb.co.uk)

**Thame - Marlow - Cookham - Maidenhead**

