

# 3 LATIMER HOUSE

ANGUS COURT, THAME, OXFORDSHIRE OX9 3JB



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**A stylish and contemporary one bedroom ground floor apartment with a small private terrace located within this very popular recent development by Rectory Homes, the perfect first time buy or investment opportunity!**

Latimer House is an outstanding collection of just 44 apartments and is conveniently situated close to Thame town centre and all of its amenities.

The apartment has a large open plan living/kitchen/dining area with glazed doors leading onto a small terrace. The kitchen area offers a good range of white high gloss finish wall and base units along with integrated Bosch appliances including electric oven, hob and extractor hood as well as integrated white goods. There are also smartstone worktops. There is a good size sitting/dining area that has a contemporary feel to it with downlighters and a good quality wood effect laminate floor.

The double bedroom has a fitted wardrobe with mirrors and French doors leading onto the astro turfed terrace - perfect for BBQ's!

The modern bathroom is fitted with high quality fittings and stone effect tiling as well as an overhead shower.

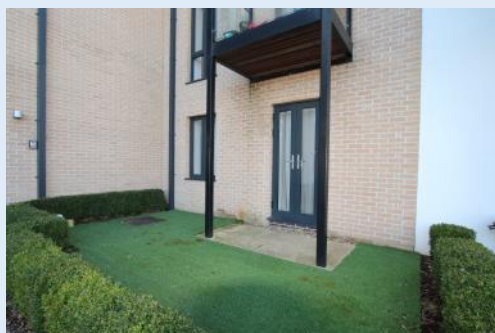
The apartment is beautifully presented and has a security phone entrance system as well as communal gardens that are laid predominately lawn with flower and shrub borders. There is also a communal bin and cycle store.

“THE BEST OF CONTEMPORARY AND MODERN LIVING “



## IN BRIEF

- Stylish and contemporary one double bedroom apartment in exclusive development
- White Gloss kitchen with integrated appliances
- Landscaped gardens with bin storage and cycle shed
- Easy access to the M40 as well as Thame Town centre



## OVERVIEW

- Communal entrance hall with entry phone security system
- Superb living/dining/kitchen area
- High gloss white kitchen with integrated Bosch appliances
- Master bedroom with fitted mirrored wardrobes
- Well appointed bathroom with overhead shower
- Allocated off street parking for one car as well as visitor parking
- Communal gardens with cycle storage
- Well appointed throughout
- Similar properties attract a rental yield of 5.5% per annum

**GUIDE PRICE :**                    **£225,000**

## SUPPLEMENTARY INFORMATION

**Services:** Mains gas, drainage and water and solar pv electricity generating an income

**Energy Rating:** Current D (61) Potential D (61)

**Environmental Impact Rating:** Current D (65) Potential D (65)

**Local Authority:** South Oxfordshire District Council

**Council Tax Band:** C

**Broadband:** Standard - Up to 17Mb, Fibre - Up to 76Mb





The approximate total area for the elements of the property represented on the floorplan is 46 SqM (497 Sq.Ft)

**3 Latimer House, Thame, Oxfordshire, OX9 3JB**

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

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**Thame - Marlow - Cookham - Maidenhead**

