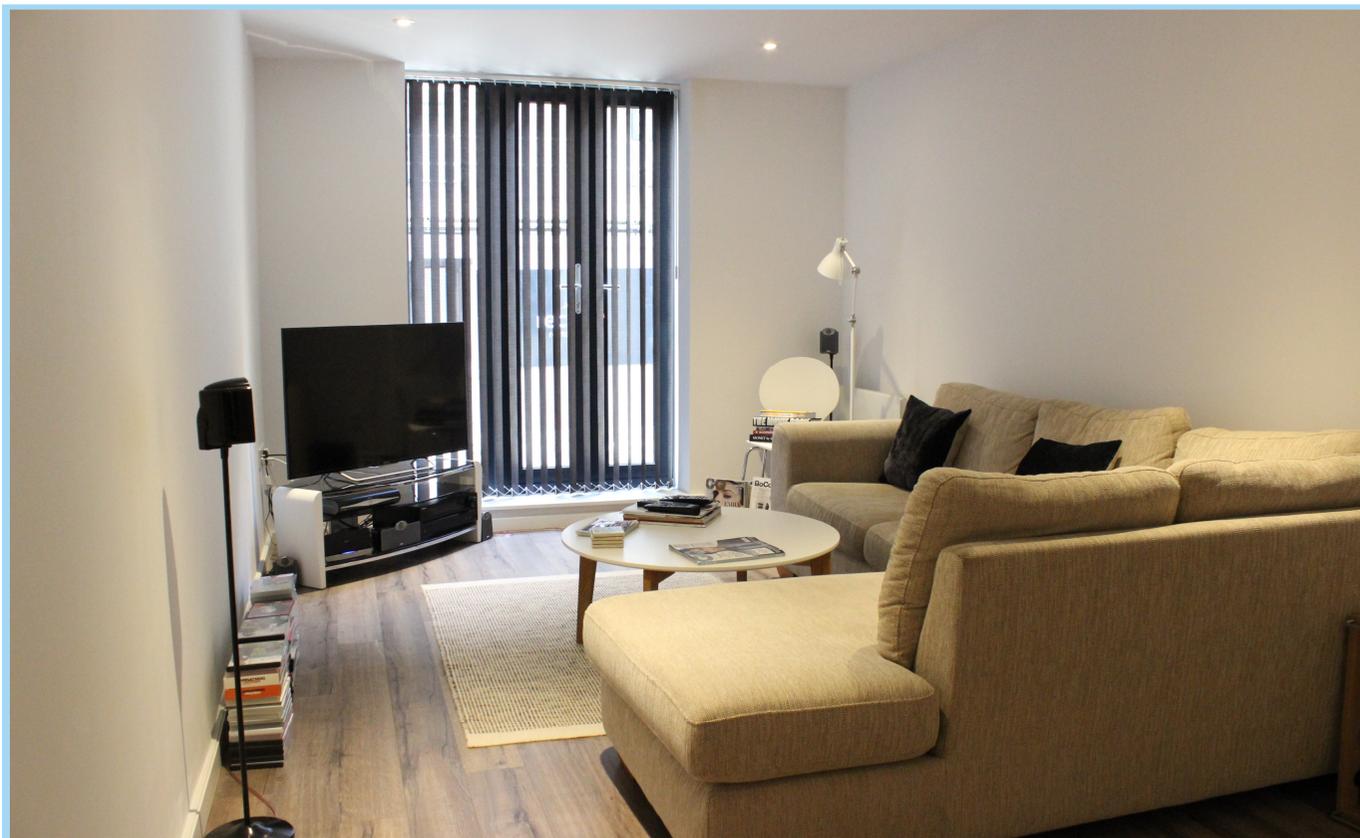




4 Latimer House, Angus Court, Thame, Oxfordshire, OX9 3JB



Accommodation

Ground Floor

Entrance Hall, Kitchen/Dining/Sitting Room, Double Bedroom, Bathroom, Utility Room/Store Cupboard.

Outside

Private Patio Garden, Allocated Parking Space, Guest Parking.

4 Latimer House

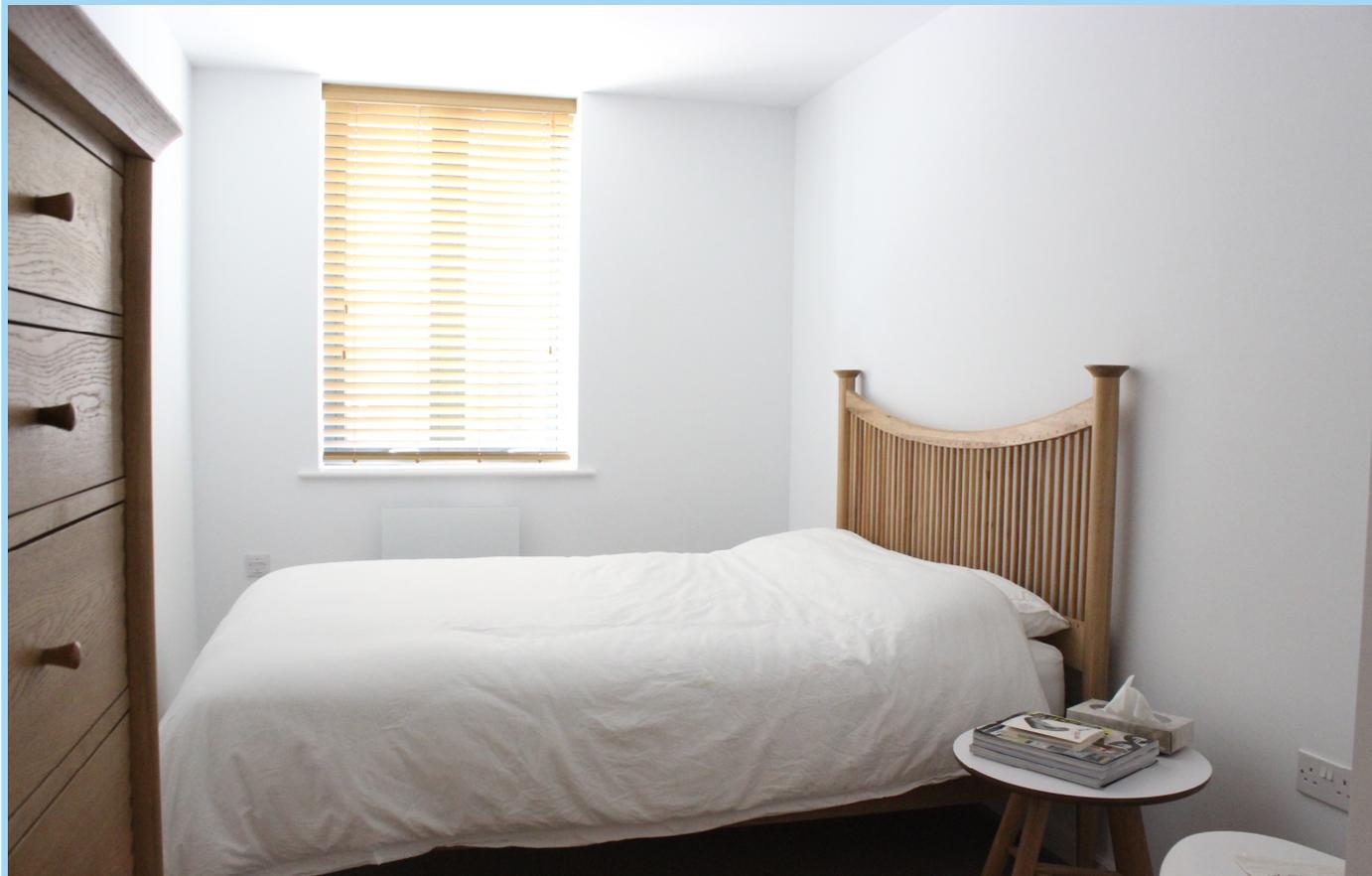
Conveniently situated close to the town centre and all its amenities, this is a very stylish one bedroom ground floor apartment located within this very popular recent development by Rectory Homes. Fitted out to a high specification, this particular apartment benefits from its own private patio and one allocated parking space.

The kitchen area offers a good range of high gloss finish fitted base and wall units, along with integrated Bosch appliances and a smartstone work surface. The good size sitting/dining area has a contemporary feel to it, with downlighters, white walls and a good quality dark wood effect laminate floor; French doors lead onto the patio. The double bedroom has a fitted wardrobe and leads into the modern fitted bathroom with high quality fittings and stone effect tiling. The entrance hall with security phone entry system and a large store cupboard/utility room complete the accommodation.

Communal gardens are located to the rear of Latimer House and are laid predominately to lawn with flower and shrub borders. A communal bin store and cycle shed are also situated here. For investors, this luxury apartment also offers the opportunity to increase your property portfolio, currently attracting yields in the region of 4.5% per annum.



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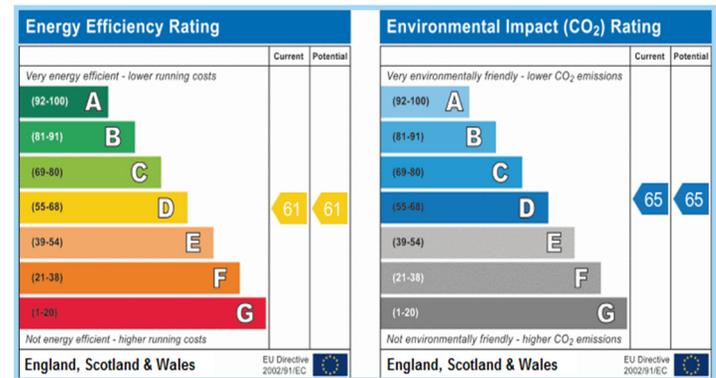


Thame

The picturesque and historic market town of Thame is set on the Buckinghamshire / South Oxfordshire border. It is conveniently located between Oxford, Aylesbury and High Wycombe and offers superb transport links being close to Junctions 6, 7 and 8 of the M40 and Haddenham and Thame Parkway railway station which offers fast train services to Birmingham and London Marylebone (from 35 minutes) on the Chiltern Line. There is a good local bus network and the Oxford Tube can be caught at Junction 6 of the M40, offering services to Oxford and west and central London.

Thame offers a wide array of local amenities including schools at all levels, sports clubs, a theatre and a leisure centre. There is a choice of supermarkets, including Waitrose, Marks & Spencer, Co-op and Sainsbury, a wide variety of high street stores, restaurants, cafés and pubs and a weekly market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital.

More comprehensive facilities can be found in Aylesbury, Oxford and High Wycombe, about 8, 9 and 11 miles away, respectively.



4 Latimer House, Angus Court, Thame, Oxfordshire, OX9 3JB

Directions

From our offices in Thame turn left, heading towards the Town Hall and proceed up High Street into Upper High Street. Continue straight on at the mini-roundabout, at the junction with East Street, into Park Street. At the petrol station fork right, heading towards Postcombe. At the T-junction, turn left and left again into the forecourt of Latimer House.

Transport Links

M40 Motorway (Junctions 6, 7 & 8) - circa 5 miles.

Haddenham and Thame railway station - circa 2 miles.

Arriva Sapphire local bus route 280 to Aylesbury, Haddenham and Oxford.

Broadband

Superfast enabled – Maximum available speed estimated at 40.00 Mbps.

Tenure

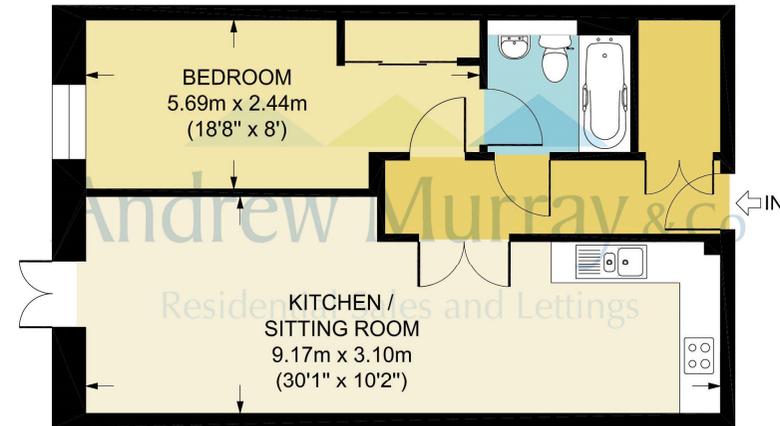
Leasehold – Approximately 122 years unexpired.

Service Charge

Circa £1,025 per annum.

Ground Rent

£350 per annum.



APPROX. GROSS INTERNAL FLOOR AREA 560 SQ FT / 52 SQ M
4 LATIMER HOUSE, ANGUS COURT, THAME, OX9 3JB

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Services

Mains Electricity, Water and Drainage.

Local Authority

South Oxfordshire District Council

Tax Band

B

Andrew Murray & Co. for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition, permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Andrew Murray & Co. has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewings.

Andrew Murray & Co
98 High Street, Thame,
Oxfordshire, OX9 3EH

01844 211800
sales@andrew-murray.co.uk
www.andrew-murray.co.uk