



15 Westgate Court, Croft Road, Thame, Oxfordshire, OX9 3JE



Accommodation

First Floor

Entrance Hall, Sitting/Dining Room, Kitchen, Bedroom 2.

Second Floor

Landing, Bedroom 1, Shower room.

Outside

Enclosed Communal Gardens, Garage, Communal Private Parking.

15 Westgate Court

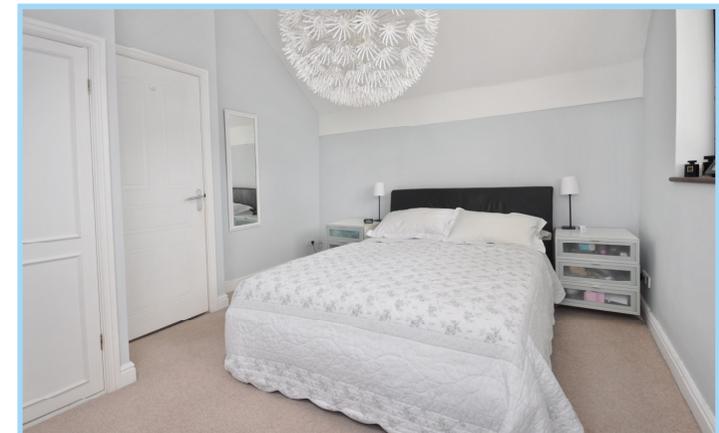
Conveniently situated close to the town centre and all its amenities, this is a bright and spacious, immaculately presented two double bedroom duplex apartment with the added benefit of well-maintained communal gardens, a garage and communal private parking. The property has been upgraded over the years by the current owners, including recently replaced kitchen, shower room, windows and central heating boiler.

Upon entering the property, there is a bright entrance hall with stairs rising to the upper floor, space for hanging coats and doors leading into the sitting/dining room and bedroom 2. The sitting/dining room is a large L-shaped room with Juliet balcony and of sufficient size to provide ample space for a living area, a dining area and a study area. Leading from here is a newly fitted kitchen with breakfast bar, integral appliances and space for a fridge/freezer. Bedroom 2 is a good size double bedroom with full width fitted wardrobes. To the upper floor is a landing off which is a good size main bedroom with fitted wardrobe and large loft storage area, a newly fitted shower room and a utility cupboard with space and plumbing for a washing machine and dryer.

Outside there are well-kept communal gardens suitable for relaxing in or al fresco dining in the warmer months. Beyond is an allocated single garage with a remote controlled up and over door, power and lighting and communal private parking.



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Thame

The picturesque and historic market town of Thame is set on the Buckinghamshire / South Oxfordshire borders. 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 37 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 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.

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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. Croft Road is the first turning on the left after the petrol station and Westgate Court will be found almost immediately on your left. No.15 will be found in the block to your right, with the entrance on the first floor.

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 can be caught nearby on the High Street.

Tenure

Leasehold (125 years from 1985) and Share of Freehold.

Service Charge

£95 per calendar month.



Denotes restricted head height

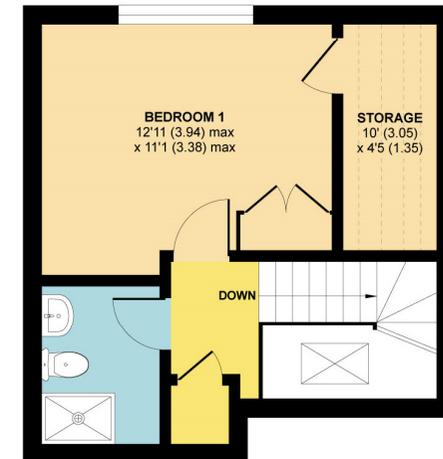


FIRST FLOOR
abt 526 SQFT (INTERNAL)

Westgate Court, Croft Road, Thame

Approximate Area = 785 sq ft / 72.9 sq m
Including Limited Use Area(s) = 49 sq ft / 4.5 sq m
Total = 834 sq ft / 77.4 sq m

For identification only - Not to scale



SECOND FLOOR
abt 308 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Andrew Murray & Co LTD. REF: 641844



Services

Mains Electricity, Gas, Water and Drainage.

Local Authority

South Oxfordshire District Council – www.southoxon.gov.uk

Tax Band

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