

# Latimer House

Thame | Oxon | OX9 3JB





Guide Price £250,000

## ACCOMMODATION

Modern 2 bedroom 1st floor apartment  
Immaculately presented throughout  
Light and airy triple aspect situation  
Spacious lounge with Juliette balcony  
Kitchen area with integrated appliances  
Main bedroom with fitted wardrobes  
Further double bedroom  
Bathroom with fully tiled walls  
Communal outside areas with bike store  
Allocated parking space & visitors parking



A modern and contemporary two bedroom triple aspect apartment offering light and airy accommodation and offered For Sale with NO ONWARD CHAIN. The property is situated on the edge of Thame and is within walking distance of the High Street and local amenities. There is a communal hallway with security entrance and stairs to the first floor. On entering there is a reception hallway with underfloor heating throughout. The open plan sitting room / kitchen has a Juliette balcony whilst the kitchen has





a range of white high gloss units and integrated Bosh appliances which include oven/hob, dishwasher, fridge/freezer and washing machine. There are two well appointed double bedrooms with the main one having a range of built in wardrobes. The bathroom is fully tiled and has a modern white suite with shower over the bath. Externally the communal grounds are well maintained and there a convenient bike store and allocated parking space as well as ample visitors parking.

## KEY FEATURES

- Converted by Rectory Homes to an impeccably high standard
- Two bedroom first floor apartment with triple aspect situation
- Within walking distance of Thame High Street and local amenities
- Well maintained communal gardens and allocated parking space
- Offered For Sale with NO ONWARD CHAIN
- Length of Lease – 122 years remaining
- Ground Rent - £350 per annum. Maintenance Charge - £1,300 per annum



## Thame

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops.

Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.

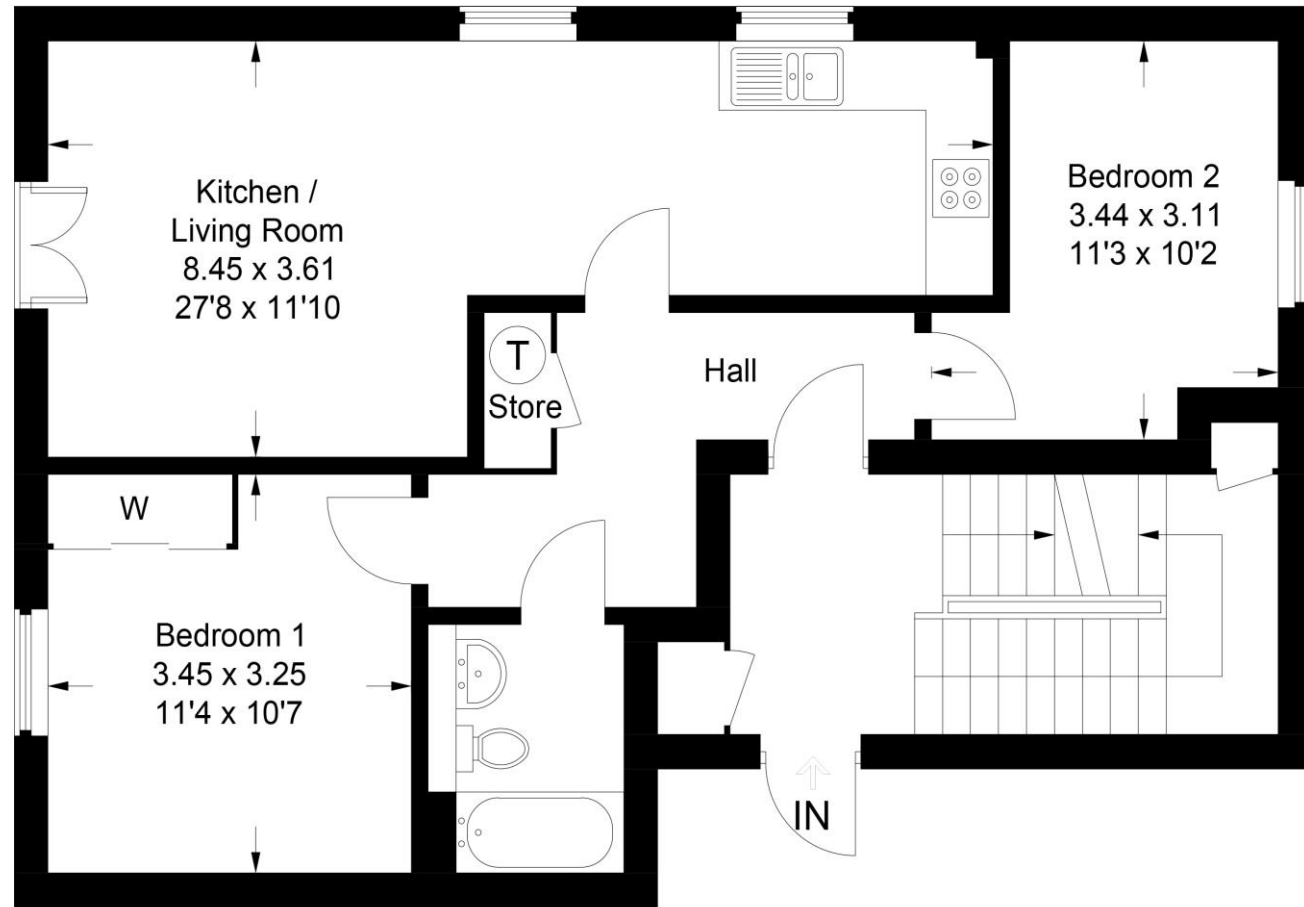
Thame is nicely positioned for the commuter. Haddenham station is some 5 minutes' drive from Thame and provides a direct route to London Marylebone in some 36 minutes, whilst the M40 motorway is a short drive from Thame.

Local Authority – South Oxfordshire District Council

Council Tax - C

EPC - D

Approximate Gross Internal Area = 72.5 sq m / 780 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.