







# Latimer House Angus Court Thame OX9 3JB

for sale offers over  
**£265,000**



## Property Description

Latimer House, a charming and beautifully presented two-bedroom ground floor flat ideally located in the sought-after market town of Thame. This elegant property offers a perfect blend of modern comfort and convenience, nestled within a peaceful and well-maintained residential development.

The accommodation is thoughtfully laid out, featuring a spacious open-plan living and dining area that provides a welcoming space for relaxation and entertaining. The modern kitchen is well-equipped with integrated appliances and ample storage, seamlessly connecting with the main living space.

There are two generous double bedrooms, including a primary bedroom with en-suite shower room, offering privacy and practicality. A stylish family bathroom serves the second bedroom and guests. The property benefits from large windows that fill the rooms with natural light and enhance the sense of space.

This lovely flat is positioned on the ground floor, making it ideal for a variety of buyers including first-time buyers, investors, downsizers, or those seeking convenient single-level living. Added benefits include allocated parking, secure entry system, and well-maintained communal gardens.

Located just a short walk from Thame's bustling town centre, residents enjoy easy access to an array of independent shops, cafes, pubs, and essential amenities. Excellent transport links, including nearby Haddenham & Thame Parkway Station, offer quick connections to London and Oxford.

## Kitchen/Living Room

21' x 11' 5" ( 6.40m x 3.48m )

## Bedroom One

9' x 10' 5" ( 2.74m x 3.17m )

## Ensuite

4' 9" x 6' 9" ( 1.45m x 2.06m )

## Bedroom Two

10' 4" x 8' 9" ( 3.15m x 2.67m )

## Bathroom

6' 2" x 6' 9" ( 1.88m x 2.06m )







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

**T 01844 260000**  
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103 High Street  
THAME OX9 3DZ



Tenure: Leasehold





This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**view this property online** [connells.co.uk/Property/THM306986](https://connells.co.uk/Property/THM306986)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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EPC Rating: C Council Tax  
Band: C

Service Charge: 148.00 Ground Rent:  
527.00