

9 LATIMER HOUSE

ANGUS COURT, THAME, OXFORDSHIRE. OX9 3JB



HAMNETT
HAYWARD

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A two bedroom ground floor modern apartment benefitting from en-suite shower room, large open plan living space and high quality fixtures and fittings

9 Latimer House is a sleek ground floor apartment within this stylish modern development. Accessed from a communal inner hallway with entry phone system this lovely apartment includes a modern open plan kitchen/living/dining room fitted with a range of base and eye level cupboard and drawer units finished with high gloss doors. The work surface is a hardwearing composite stone with up-stands and extends the entire width of the room providing a very generous preparation area. A range of Bosch appliances are fitted and include an electric oven, hob and extractor hood, dishwasher, fridge/freezer and washer/dryer. The living/dining room extends from the kitchen and is fitted with a laminate floor that also extends into the kitchen and entrance hall.

The principal bedroom includes an en-suite shower room and fitted wardrobes and the second bedroom is served by a modern bathroom with separate shower above the bath.

Outside, ample visitors parking is located to the front. The apartment benefits from one designated private parking space at the rear. 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 at the rear.

Latimer House is a contemporary apartment block of 44 one and two bedroom apartments constructed by Rectory Homes situated within Thame. The accommodation within each apartment is finished to a high specification, with a contemporary style. Just 14 miles east of the city of Oxford with its world famous university, Thame offers excellent road and rail transport links, being close to the M40 and just a 40 minute train journey from London.

"STYLISH APARTMENT LIVING WITH THIS GENEROUS TWO BEDROOM GROUND FLOOR FLAT LOCATED WITHIN WALKING DISTANCE OF THAME TOWN CENTRE"



AT A GLANCE

- Very stylish apartment within an exclusive development by Rectory homes
- Wonderful contemporary design including sleek and functional bespoke kitchen
- Master bedroom with en-suite shower room
- Landscaped communal gardens with bin store and cycle shed
- One allocated parking space



SUMMARY

Communal inner hallway with entry phone security

Entrance hall

Superb open plan living/dining room/kitchen

High gloss kitchen base and wall units with a range of integrated Bosch appliances

Master bedroom with built in wardrobe and en-suite shower room

Bedroom two

Well appointed bathroom with shower over bath

Allocated off street parking space

Communal gardens to the rear

Sleek and functional bespoke design throughout

Additional visitors parking spaces

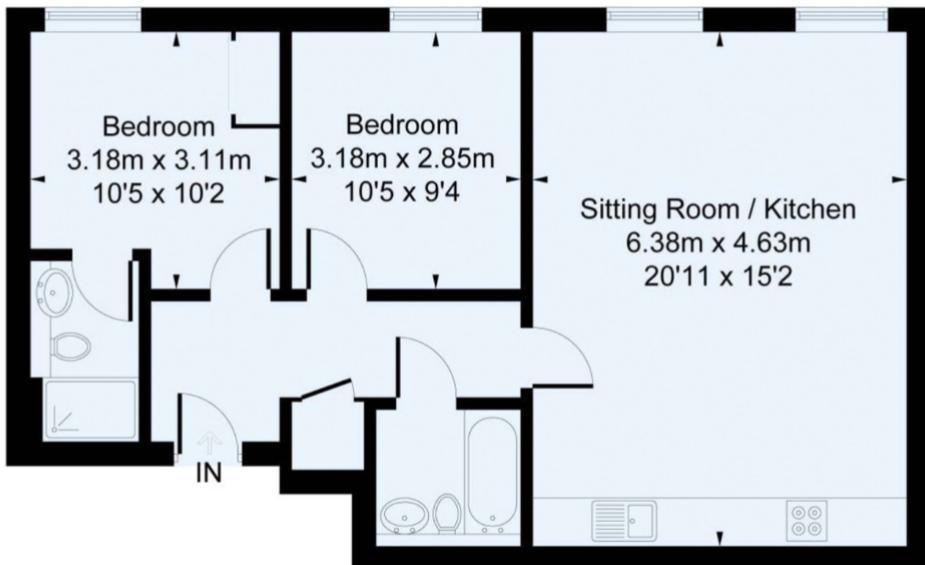
Just a short walk from the popular Phoenix trail, providing exceptional rural walks as far as the Chiltern hills

London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

Picturesque market town

NOT TO SCALE

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



**HAMNETT
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PROPERTY CONSULTANTS

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. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

LOCATION

Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. The pretty High Street is dotted with a mix of Medieval and Georgian buildings and home to a huge range of independent shops as well as bars, public houses and restaurants. A Waitrose & Sainsburys supermarket are also located in the centre. Despite Thame's rural position, the town is well positioned for links to London. Trains from the nearby station now reach Marylebone in around 36 minutes (fast train) while the M40 is a short drive from the town centre. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams's Comprehensive School which has obtained a good status from Ofsted. The preparatory school of Ashfold is located in the nearby village of Dorton, with a choice of private schools in nearby Oxford, all accessible by bus. All church denominations are catered for with a particularly well known Catholic school

ADDITIONAL INFORMATION

Services: Mains water, drainage and electricity

Heating: Electric panel radiator heating

Energy Rating: Current C (74) Potential B (85)

Tenure: Leasehold. 130 year lease from 2015.

Service charge (2025): £1585.00 PA

Ground rent: £527.99 PA

Local Authority: South Oxfordshire District Council

Postcode: OX9 3JB

Council Tax Band: C

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