



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

Offers In Excess Of  
£395,000

**RB** REASTON BROWN

## This Duplex Apartment Offers A Bright and Spacious Living Environment And Easy Access To The Town Centre. It Is An Excellent Opportunity For Those Seeking A Comfortable And Stylish Home In A Highly Desirable Location.

This is a three-bedroom duplex apartment set within relaxing communal gardens located on a prestigious, non-estate residential road. The property is exceptionally light and bright, giving an airy feeling throughout. A double-height living room features French doors that open out, along with a defined dining area.

The kitchen is well-equipped with appliances, including a fridge, washing machine, and Hotpoint oven with an induction hob. The first floor also features a bedroom with a large window and built-in wardrobe, alongside a bathroom with a cube shower and power shower.

An exposed stairwell leads to the upper level, where the master bedroom offers ample space and storage with a built-in wardrobe. Another bedroom continues the theme of light and neutral decor and includes two double wardrobes with overhead cupboards. This floor is completed with a family bathroom, equipped with a toilet, bath, sink.

The property offers access to beautifully maintained communal gardens. The approach to the property is under an arch, with parking available at the rear, including a garage with electric. The monthly maintenance service charge is £95 gas-to-radiator heating. EPC rating of C Council Tax Band C.

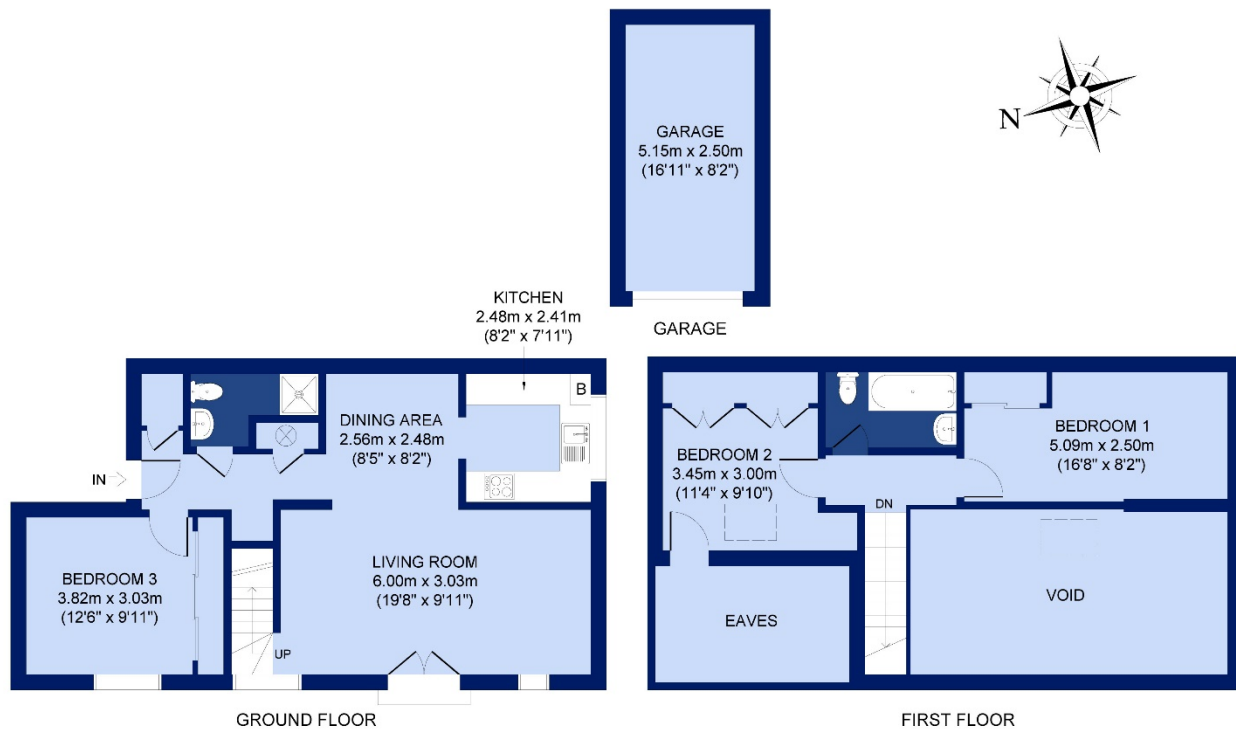
### Situation

**Thame** is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Eight Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities, and excellent schooling, including a Catholic school, Church of England school and the sought after Lord Williams secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury, and the neighbouring villages, which have walks, country pubs and beautiful scenery through the Chiltern Hills.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







APPROX. GROSS INTERNAL FLOOR AREA 1118 SQ FT / 104 SQ M  
5 WESTGATE COURT, CROFT ROAD, THAME, OX9 3JE

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



*Viewing is Strictly by Appointment through Reaston Brown*

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