







**Guide Price**  
**£230,000**

An immaculately presented stylish one bedroom apartment with private balcony offering contemporary living in a highly convenient location, just a short walk from Thame High Street with its excellent range of shops, cafes and amenities and offered to the market with no upper chain. Additional benefits include allocated parking, communal gardens and easy access to the ever popular Phoenix Trail.

# Property Description

## ENTRANCE

Communal entrance with entry phone system. Stairs leading to apartment

## ENTRANCE HALL

Doors to bathroom, bedroom and open plan kitchen/living area.

## UTILITY CUPBOARD

Plumbed washing machine. Water cylinder. Shelve storage. Safe.

## KITCHEN/DINING/LIVING ROOM

A bright open plan room with double glazed double door accessing the balcony and double glazed window. A remodelled kitchen comprising a range of wall mounted and floor standing units with granite work surface over along with granite central island with breakfast bar. Built in oven and electric hob with extractor fan over. Stainless steel sink unit with mixer tap. Integrated dishwasher. Integrated fridge/freezer. Wall mounted electric heater. Wall mounted television.

## DOUBLE BEDROOM

Double glazed window. Range of built in storage comprising wardrobes, drawers and shelves.

## BATHROOM

Double glazed window. Panel bath with shower over. Low level W.C. Wash hand basin. Heated towel rail.

## PRIVATE BALCONY

Secure private balcony with space for table and chairs.

## OUTSIDE

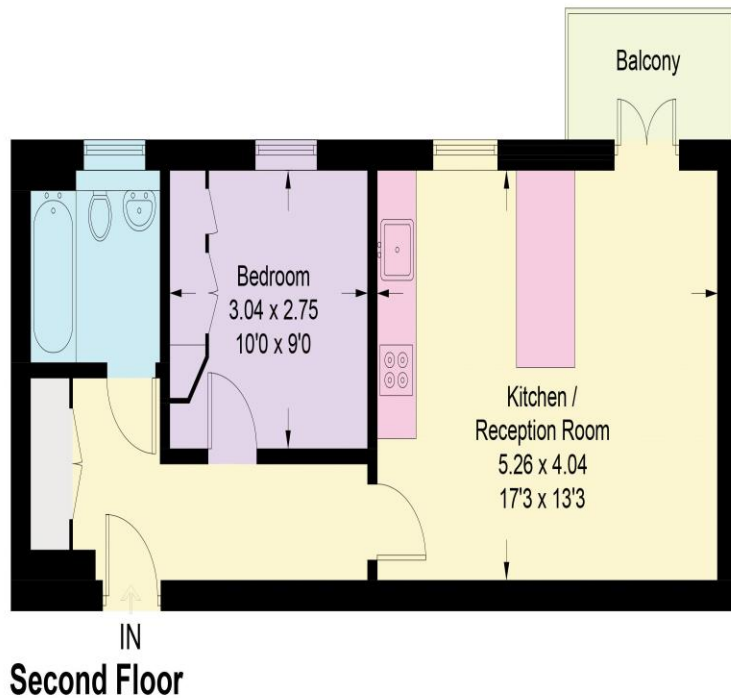
A range of communal gardens mainly laid to lawn with flower and shrub borders. Ample visitor parking located to front and rear of the block. Communal bin store and bike shed.

## PARKING

Allocated parking space



## Angus Court



Approximate Total Area  
465 sq ft / 43.2 sq m

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. (ID1271678)

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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