



[View of block](#)



**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.

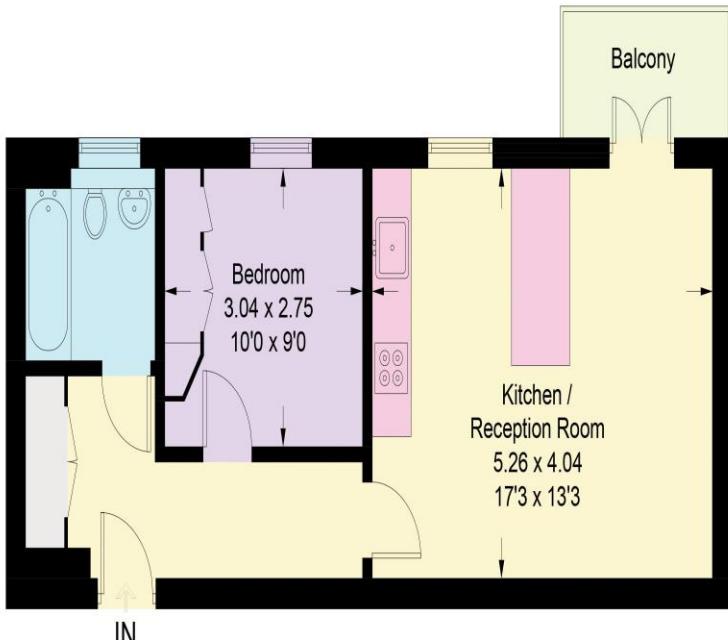
## OUTSIDE

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



**Second Floor**

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.

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