



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

Guide Price
£379,950

RB REASTON BROWN

Light And Spacious Three Bedroom Duplex Apartment Set Within Attractive Communal Gardens, Featuring A Striking Double Height Living Room. Benefits Include Share Of Freehold, 999 Year Lease, Double Garage

This beautifully presented three-bedroom duplex apartment is set within well-maintained communal gardens and offers spacious, light-filled accommodation arranged over two floors. The property enjoys a particularly airy feel throughout, enhanced by its impressive double-height living space and thoughtful layout. At the heart of the home is a striking double-height living room, flooded with natural light and featuring French doors opening onto the communal grounds. The room comfortably accommodates both seating and dining areas, creating an ideal space for relaxing or entertaining. The adjoining kitchen is well appointed with matching base and wall units and benefits from integrated appliances including a fridge/freezer and dishwasher, alongside an electric cooker and hob with extractor over. The ground floor also includes a modern shower room fitted with white sanitary ware, together with a useful storage cupboard and a separate utility cupboard housing a washing machine. A wooden turned staircase rises to the first floor, where there are two further bedrooms. One bedroom enjoys an open outlook over the living room below and incorporates shelving for storage, while the other benefits from built-in cupboards and additional eaves storage. The family bathroom features a jacuzzi-style bath (not tested and functionality of jets cannot be guaranteed). The apartment benefits from gas-fired radiator central heating and double glazing throughout. Externally, the property is approached via the archway on the left and enjoys the use of attractive communal gardens. A particular advantage is the inclusion of a double garage, providing valuable parking and storage. The property is offered with a share of freehold and approximately 999 years remaining on the lease, with a maintenance contribution of approximately £95 per calendar month. EPC Rating: D, Council Tax Band: C.

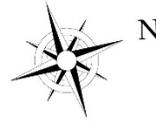
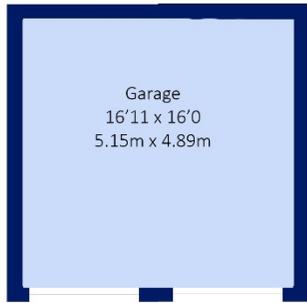
Situation

Thame is a very popular market town with a beautiful High Street with historic buildings and is situated on the Oxon/Bucks borders. There are many independent shops, restaurants, gastro pubs, supermarkets, including a Waitrose, churches, hospital, a health centre, and excellent schooling including a Catholic school, Church of England school and Lord Williams' sought after upper school. Thame also benefits from several sports facilities including a rugby club, tennis club and Thame Leisure Centre and the ever popular Phoenix Trail. London Marylebone can be reached in 34 minutes (fast train) from nearby Haddenham & Thame Parkway. M40 junction 7 gives access to London. Birmingham and the Northern Networks are also within easy travelling distance. Thame also has a good bus service to Oxford, Aylesbury and the neighbouring villages.

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.







KITCHEN
8'1 x 7'9
2.48m x 2.37m



GROUND FLOOR



FIRST FLOOR

Approx. Gross Internal Floor Area 1161 Sq Ft / 107.86 Sq M
7 Croft Road, Thame, Oxfordshire, 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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