



banners & babingtons

Phoenix Court Thame Oxfordshire OX9 3HQ

Guide Price £275,000

An immaculately presented, fully redecorated and newly carpeted 2 double bedroom, 2 bathroom first floor apartment set within a modern and well-kept development. Offering stylish open-plan living, two allocated parking spaces, and immediate access to the Phoenix Trail, the property is also within easy walking distance of Thame's shops, restaurants and amenities. No onward chain.

The apartment is approached via a secure communal hallway, providing both privacy and peace of mind. Inside, the property feels bright, airy and inviting. The open-plan kitchen/reception room forms the heart of the home, enhanced by a large south-facing bay window that floods the space with natural light and enjoys views over the communal gardens. There is ample room for comfortable seating and a dedicated dining area.

The kitchen is smart and contemporary, fitted with generous waist and eye-level units, an integrated fridge/freezer and dishwasher, and a washing machine. The electric hob and oven are complemented by a modern sink with mixer tap.

Bedroom one is a generous double, complete with a modernised en-suite shower room and heated towel rail. The main bathroom features a bath with overhead shower and a second heated towel rail. Bedroom two, also a double, sits at the front of the property and offers flexibility for a guest room, home office or study. The apartment benefits from underfloor heating throughout.

Overall this apartment makes for a fantastic first time buy or investment purchase, including a new EICR certificate carried out in 2026.

Outside

The property occupies a central, tucked-away position within the development, offering a sense of quiet and seclusion. There are two allocated parking spaces, well-maintained communal lawned areas, and a secure bike storage shed. The popular Phoenix Trail is accessible within 100 metres, with its tree-lined route visible from the apartment.





Thame

Thame is a thriving and historic Oxfordshire market town with an attractive and well-maintained town centre that boasts many award-winning and unique shops. Local retailers concentrate on offering top quality and excellent service allied to excellent value for money. Over 600 free car parking spaces and many wonderful restaurants, cafes and pubs, make visiting Thame a real treat. There is a sports centre and local clubs catering for a wide variety of sporting interests. Local education facilities are provided for all ages and include the renowned Lord Williams's School where all church denominations are catered for.

The M40 (junctions 6 and 7) is within 4 1/2 miles, giving access to London, Oxford and The Midlands. There is a railway station at Haddenham (two miles distant) providing a regular service to London, Marylebone within 40 minutes and Birmingham.

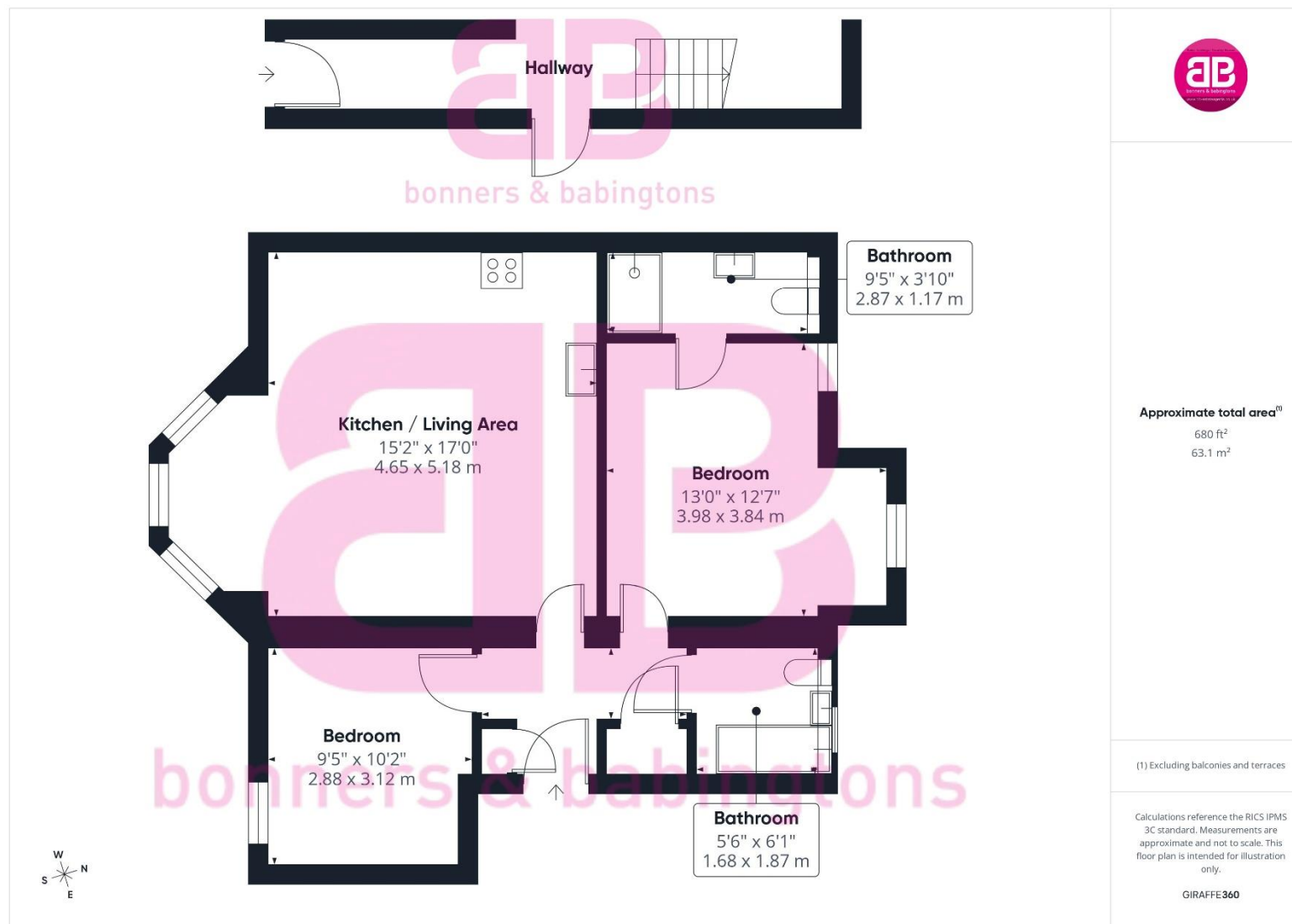


EPC Rating - B

Tenure: Leasehold

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Best energy efficiency - lower running costs	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Worst energy efficiency - higher running costs			



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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