





### Property Description

A beautifully presented 2 bedroom ground floor apartment in the highly sought-after Park Court development, offering stylish and comfortable accommodation in the heart of Thame. This superb home features a spacious lounge with French doors opening directly onto a patio area and the private communal garden, creating a bright and sociable living space ideal for everyday life and entertaining. The lounge opens into an adjoining kitchen/breakfast room, further enhancing the sense of space and practicality. Both bedrooms are served by a modern bathroom finished to a high standard.

Perfect for first time buyers, downsizers or investors, this property benefits from generous room proportions and a practical layout, with neutral décor throughout.

Located close to Thame's vibrant town centre, residents enjoy access to a wide range of shops, cafés and amenities as well as excellent schooling options. The property falls within the catchment area for Lord Williams's School, the town's highly regarded secondary school serving pupils aged 11-18 from Thame and surrounding villages.

There are also several well-regarded primary schools in Thame and nearby villages including Barley Hill Primary School, John Hampden Primary School and St Joseph's Catholic Primary School, with others in surrounding villages such as Aston Rowant, Brill, Long Crendon and Tetsworth.

An ideal opportunity to secure a comfortable and well-located home in a popular Oxfordshire market town.

## Lounge

11' 6" x 10' 10" ( 3.51m x 3.30m )

## Kitchen/Breakfast Room

12' 2" x 17' 5" ( 3.71m x 5.31m )

## Hallway

13' 11" x 6' 1" ( 4.24m x 1.85m )

## Bathroom

5' 9" x 7' 11" ( 1.75m x 2.41m )

## Bedroom One

8' 2" x 10' 2" ( 2.49m x 3.10m )

## Bedroom Two

9' 6" x 6' 11" ( 2.90m x 2.11m )





Total floor area 55.2 m<sup>2</sup> (594 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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103 High Street  
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EPC Rating: C Council Tax Band: B

Service Charge: 2000.00

Ground Rent: 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/THM307173](http://connells.co.uk/Property/THM307173)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: THM307173 - 0015