

# 39 LATIMER HOUSE

THAME, OXFORDSHIRE. OX9 3JB



HAMNETT  
HAYWARD

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## Stylish apartment living within a picturesque market town

Latimer House is a stunning collection of 44 one and two bedroom apartments situated within the unique Latimer Place development in Thame, an historic market town in Oxfordshire. The accommodation within each apartment is finished to a high specification, with a contemporary style.

Just 14 miles east of the city of Oxford with its world famous university, Thame offers excellent road and rail transport links, being close to the M40 and just a 40 minute train journey from London.

39 Latimer House is a sleek second floor apartment within this stylish development and provides two generous bedrooms, including a master bedroom with a range of fitted mirrored wardrobes. Of particular note is the modern open plan kitchen/living room fitted with a range of base and eye level cupboard and drawer units and finished in a fresh light grey high gloss. The work surface is Artis smartstone in Blanche with upstands and extend the entire width of the room providing a very generous preparation area. A range of Bosch appliances are fitted and include an electric oven, hob and extractor hood, dishwasher, fridge/freezer and washer/dryer. The living room extends from the kitchen and has two sets of full height double doors leading to a large private balcony. The room is fitted with an Elka V-Groove laminate floor that also extends into the kitchen and entrance hall.

Outside, ample visitors parking is located to the front. The apartment benefits from two designated private parking spaces at the rear. Communal gardens are located to the rear of Latimer House and are laid predominately to lawn with flower and shrub borders. A communal bin store and cycle shed are also situated at the rear.

This luxury apartment also offers the opportunity to increase your property portfolio with other similar plots attracting yields approaching 5.5% per annum.

“THESE APARTMENTS HAVE BEEN DESIGNED SO YOU CAN ENJOY THE BEST OF MODERN LIFE. HERE, THE CRISP, CLEAN LINES AND FIRST CLASS LANDSCAPING ADD TO THE SENSE OF CALM SO YOU CAN RELAX IN YOUR NEW HOME”



## AT A GLANCE

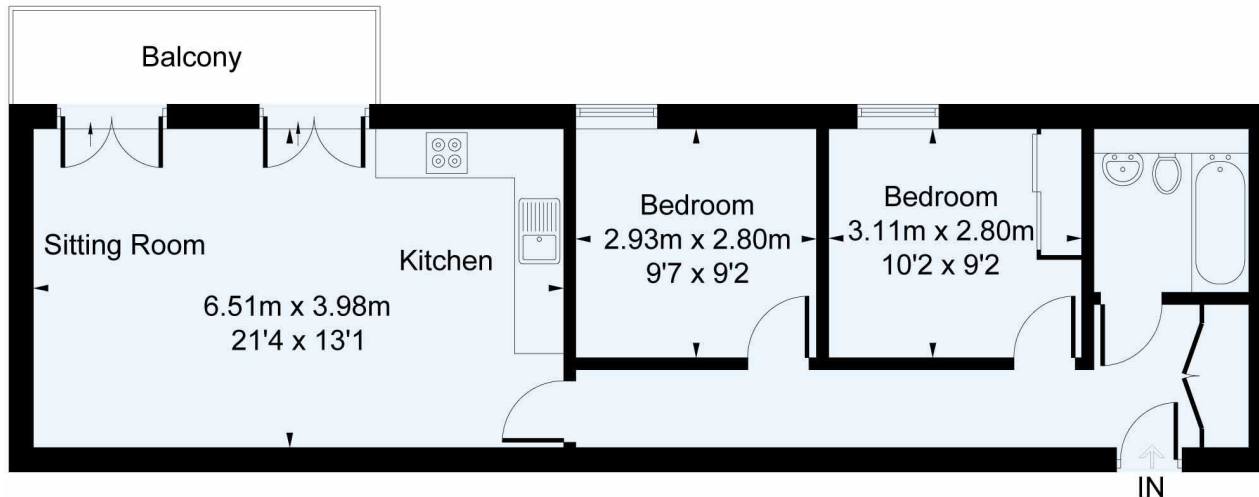
- Very stylish apartment within an exclusive development by Rectory homes
- Wonderful contemporary design including sleek and functional bespoke kitchen
- Master bedroom with en-suite shower room
- Stunning landscaped gardens with bin store and cycle shed
- Two allocated parking spaces



## PROPERTY SUMMARY

- Communal entrance hall
- Private inner hallway with entry phone security
- Superb open plan living room to kitchen
- High gloss kitchen with a range of integrated Bosch appliances
- Master bedroom with built in mirrored wardrobes
- Bedroom two
- Well appointed bathroom
- 2 X allocated off street parking spaces
- Communal gardens to the rear
- Highly sought after location
- Sleek and functional bespoke design throughout
- Sanitary ware by Duravit
- Kitchen appliances by Bosch
- Additional visitors parking spaces

Approximate Gross Internal Area: 59.5 sq m (643 sq ft)



## LOCATION

Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. The pretty High Street is dotted with a mix of Medieval and Georgian buildings and home to a huge range of independent shops as well as bars, public houses and restaurants. A Waitrose & Sainsburys supermarket are also located in the centre. Despite Thame's rural position, the town is well positioned for links to London. Trains from the nearby station now reach Marylebone in around 36 minutes (fast train) while the M40 is a short drive from the town centre. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams's Comprehensive School which has recently obtained outstanding status from Ofsted. The preparatory school of Ashfold is located in the nearby village of Dorton, with a choice of private schools in nearby Oxford, all accessible by bus. All church denominations are catered for with a particularly well known Catholic school

## ADDITIONAL INFORMATION

**Services:** Mains water & Electricity

**Heating:** Electric panel radiator heating

**Tenure:** Leasehold. 130 year lease from 2015. £1619.56 P.A Service charge (2026), £527.99 P.A ground rent

**Energy Rating:** Currently C (74) Potentially B (82)

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 3JB

**Council Tax Band:** Band C

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