



Latimer House, Angus Court, Thame - OX9 3JB

Guide Price £265,000

 **TIM RUSS**
& Company



Latimer House, Angus Court

Thame, Oxfordshire

- Stylish second-floor apartment within Latimer House, an exclusive development of just 44 contemporary one and two-bedroom homes.
- Finished to a high specification throughout, offering modern and well-presented accommodation.
- Two generous double bedrooms, including a principal bedroom with extensive fitted mirrored wardrobes
- Spacious open-plan kitchen/living room featuring sleek light grey high-gloss units and ample space for entertaining
- Bright and airy living area with two sets of full-height double doors opening to Juliet balconies
- Benefits include an allocated parking space, visitor parking, attractive communal gardens, cycle storage and communal bin store



Latimer House Angus Court

Thame, Oxfordshire

Latimer House is an impressive collection of 44 contemporary one and two-bedroom apartments, forming part of the sought-after Latimer Place development. Finished to a high specification throughout, each apartment offers stylish and modern living accommodation.

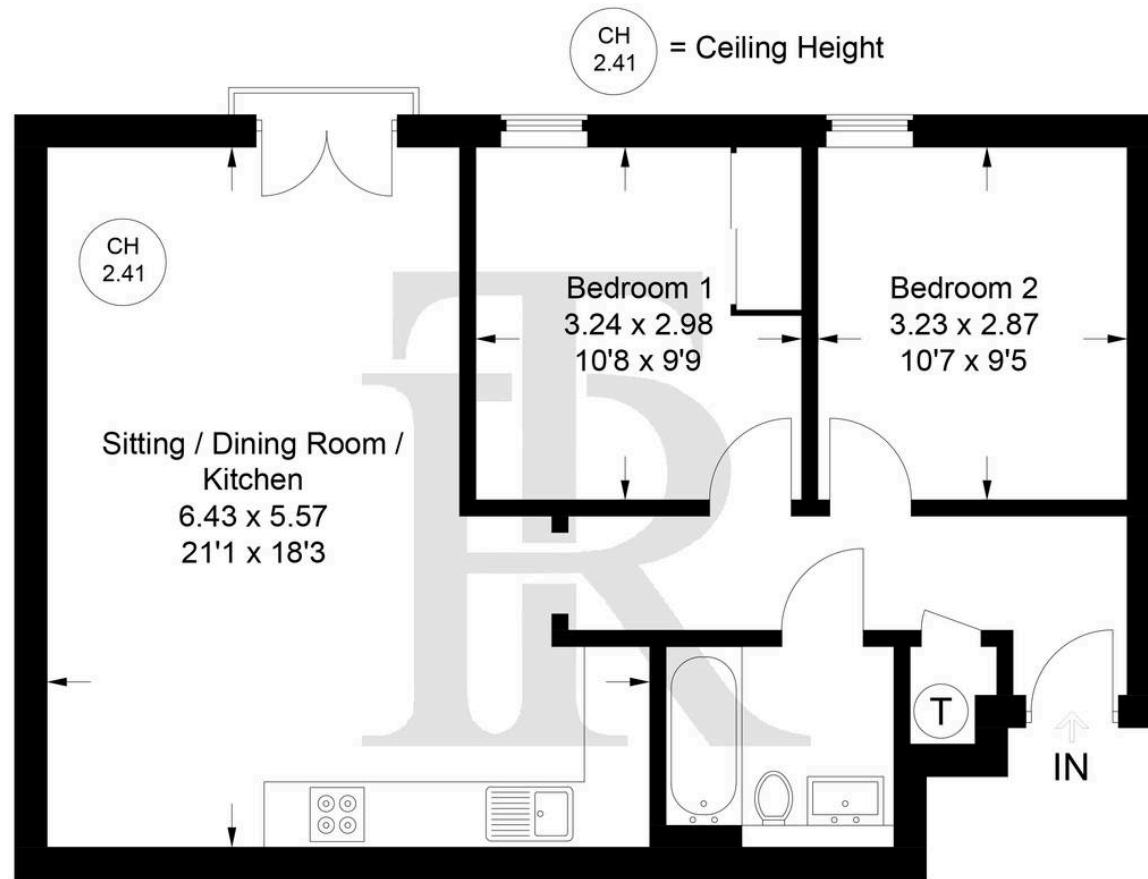
Situated on the second floor, this beautifully presented apartment features two generously sized bedrooms, including a principal bedroom with an extensive range of fitted mirrored wardrobes. A particular highlight is the spacious open-plan kitchen/living area, designed for modern lifestyles. The kitchen is fitted with a comprehensive range of base and wall-mounted units in a sleek light grey high-gloss finish, while the living area is flooded with natural light from two sets of full-height double doors opening to a Juliet balcony.

Externally, the development benefits from ample visitor parking to the front. To the rear, residents enjoy an allocated private parking space, well-maintained communal gardens laid mainly to lawn with attractive flower and shrub borders, together with a communal cycle store and bin storage area.

Additional Information

Tenure:- LEASEHOLD; **Lease:-** 130 Years from November 2014 (Approx 119 years remaining); **Ground Rent:-** £528 P/A; **Service Charges:-** £749 bi-annually - Covers building insurance, window cleaning, general cleaning, communal electrics, gardening and grounds maintenance, external decoration





Second Floor

37 Latimer House, OX9 3JB

Approximate Gross Internal Area = 61.8 sq m / 665 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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