



**27 Latimer House**  
**Angus Court, Thame, OX9 3JB**

**Guide Price**  
**£265,000**

**RB REASTON BROWN**



## A Stunning Two Bedroom, Two Bathroom Apartment In The Market Town Of Thame. Neutral Décor, Parking, Close To All Amenities. No Onward Chain

**27 Latimer House** is a truly remarkable two-bedroom apartment situated on the first floor, where the perfect blend of comfort meets the utmost convenience.

As you step into this apartment, you'll be immediately captivated by the master bedroom. Decorated in soothing neutral tones, it invites relaxation. The room is thoughtfully equipped with a spacious built-in double wardrobe, ensuring that you'll have more than enough storage space for your belongings. For your added convenience, the master bedroom also boasts an en-suite bathroom, with shower and neutral tiling allowing you to enjoy privacy and comfort at its finest.

The second bedroom in this splendid abode is a haven of natural light. Whether you're looking for a peaceful sanctuary or a versatile space to accommodate guests or a home office, this bedroom offers endless possibilities. The bathroom is beautifully tiled with neutral decor, it exudes a sense of sophistication and tranquillity. The bathroom features a luxurious bath, a powerful and invigorating power shower, and even boasts the added comfort of a heated towel rail, ensuring that your daily routines are met with style and warmth. The heart of this apartment lies in its open plan kitchen and living room, where modernity and functionality merge seamlessly. High gloss light grey units create an elegant and contemporary backdrop. The kitchen is equipped with top-of-the-line appliances, including an induction hob, built-in fridge freezer, dishwasher, and washing machine. This well designed kitchen is not only a delight for the culinary enthusiast but also makes everyday tasks a breeze.

When it comes to practicality, this apartment leaves no stone unturned. It includes an allocated parking space for one vehicle, providing the convenience of secure parking right at your doorstep. Furthermore, it is worth noting that this property falls under Council Tax Band C. The Energy Performance Certificate (EPC) rating of D Annual Service charge £1,300 This property is Leasehold Number of Years Left 120 Years. No Onward Chain

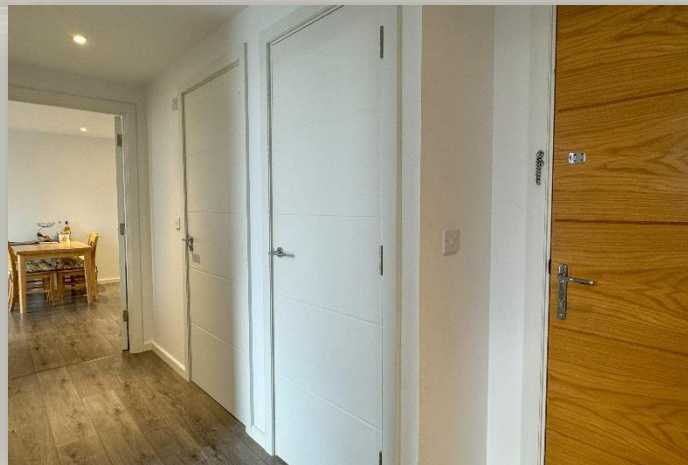
### Location

Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants; you could have breakfast at Jack and Alice's, or pleasant lunch at the Eight Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities and excellent schooling, including a Catholic school, Church of England school and the sought after LWS secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury and the neighbouring villages, which have walks, country pubs and beautiful scenery.

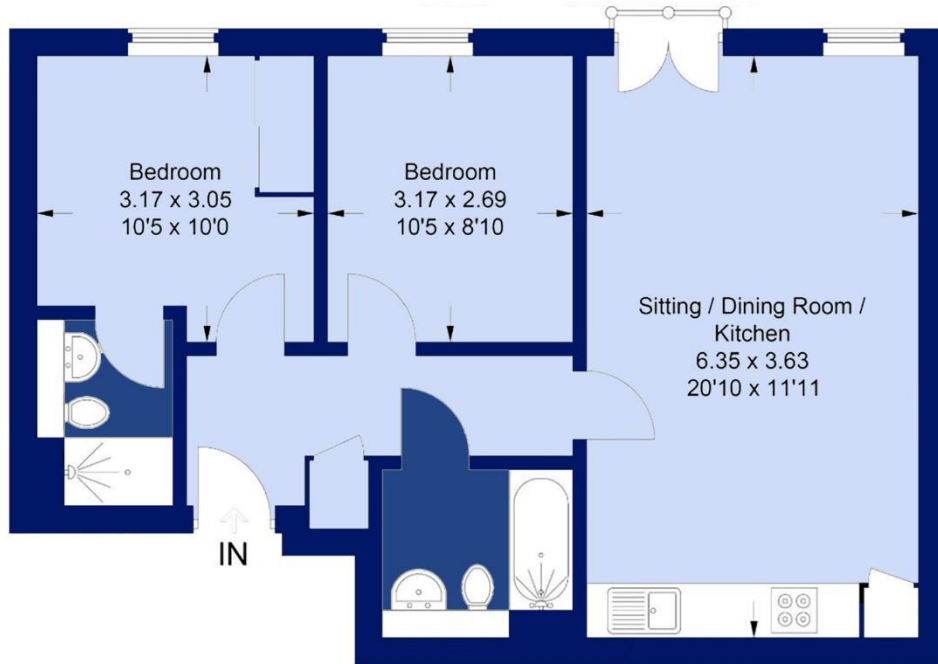
The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.











Approximate Gross Internal Area = 57.1 sq m / 615 sq ft

All measurements of walls, doors, windows, fittings 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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