

Thame

83 Sharman Beer Court | Thame | Oxon | OX9 2DD



Price £175,000

ACCOMMODATION

- One bedroom retirement property
- 24 hour wardened facilities
- Situated in an exclusive development
- Within easy reach of Thame High Street
- Open plan sitting room / kitchen
- Integrated kitchen appliances
- One double bedroom with wardrobe
- Bathroom with white suite and tiled walls
- Communal sitting room
- Parking & well teneded communal gardens



A one bedroom first floor retirement apartment situated close to Thame High Street and local amenities. The property is accessed via a front door which gives access to four apartments with stair case leading to the front door. There is a hallway with airing cupboard and access to the loft space. The open plan sitting room / kitchen has views over onto Southern Road with a kitchen area which has a range of wooden



of base and wall units with integrated fridge / freezer, oven with electric hob and washing machine. There is a double bedroom with built in double wardrobe and views over the communal gardens. The bathroom has tiled walls and a white suite with shower over the bath. Sharman Beer Court offers 24 hour warden assisted accommodation and has a communal sitting room with a range of activities taking place, laundry room and well tended communal gardens with seating areas as well as a residents car park with ample parking spaces.

KEY FEATURES

- Situated in a select development of retirement properties for 60 years plus
- Within walking distance of Thame High Street and local amenities
- Communal sitting room with a wide range of activities for residents
- Electric storage heaters and double glazed windows
- Service charge - £653.73 quarterly. Council Tax B
- Remaining Length of Lease - 999 years from 1st January 1987
- Please call Colombs on 01844 214421 to arrange a suitable time to view



THAME

Thame is a lovely historical old traditional market town with a bustling High Street and including a selection of popular independent retail shops, coffee shops and public houses. Thame has a good range of supermarkets as well as a thriving market every Tuesday. There are ample local amenities such as opticians, dentists and doctors surgery and also benefits from a regular bus service running to both Oxford and Aylesbury which both have larger and more complex town centres and theatres.

Local Authority – South Oxfordshire District Council

Council Tax - B

EPC - C

83 Sharman Beer Court

Approximate Gross Internal Area
First Floor = 41.4 sq m / 446 sq ft



First Floor

IN

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.