

# Thame

75 Rooks Court | Thame | Oxon | OX9



Price £250,000

## ACCOMMODATION

An immaculate 2 bedroom apartment  
Small development exclusively for 60 +  
Staircase to first floor entrance  
Hallway with security intercom system  
Delightful sitting room with views to front  
Kitchen with range of base and wall units  
Double bedroom with range of wardrobes  
Good sized single bedroom with velux  
Modern shower room with power shower  
Well maintained communal gardens



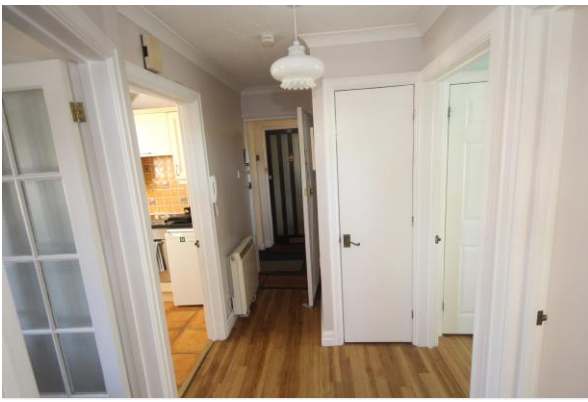
An immaculately presented two bedroom first floor apartment which has been impeccably maintained throughout. The property is ideally situated being a short walk to Thame High Street and local amenities and has been designed exclusively for residents aged 60 + years. There are well maintained gardens and grounds as well as residents parking to the front. The property is entered via a shared front door with stairs



rising to the first floor. The internal hallway has access to the loft space which is fully boarded with ladder and light. The sitting room is well appointed with space for a dining table and picture window looking up Rooks Lane towards the High Street. The kitchen has an excellent range of units with ample storage and built in electric oven and hob and space for fridge and washing machine. There is a double bedroom with useful range of wardrobes. The second bedroom is a good sized single room with velux window. The bathroom has a double shower cubicle with power shower.

## KEY FEATURES

- A small development built by Banner Homes situated in central Thame
- Exclusively built for over 60 years of age with communal gardens & seating
- Waking distance of Thame's bustling High Street and local amenities
- Easy walk to the regular bus route accessing Oxford and Aylesbury
- Length of Lease 86 years. Service Charge £1,490.00. Ground Rent £159.00
- Offered For Sale with NO ONWARD CHAIN
- Please call Colombs on 01844 214421 to arrange a suitable time to view



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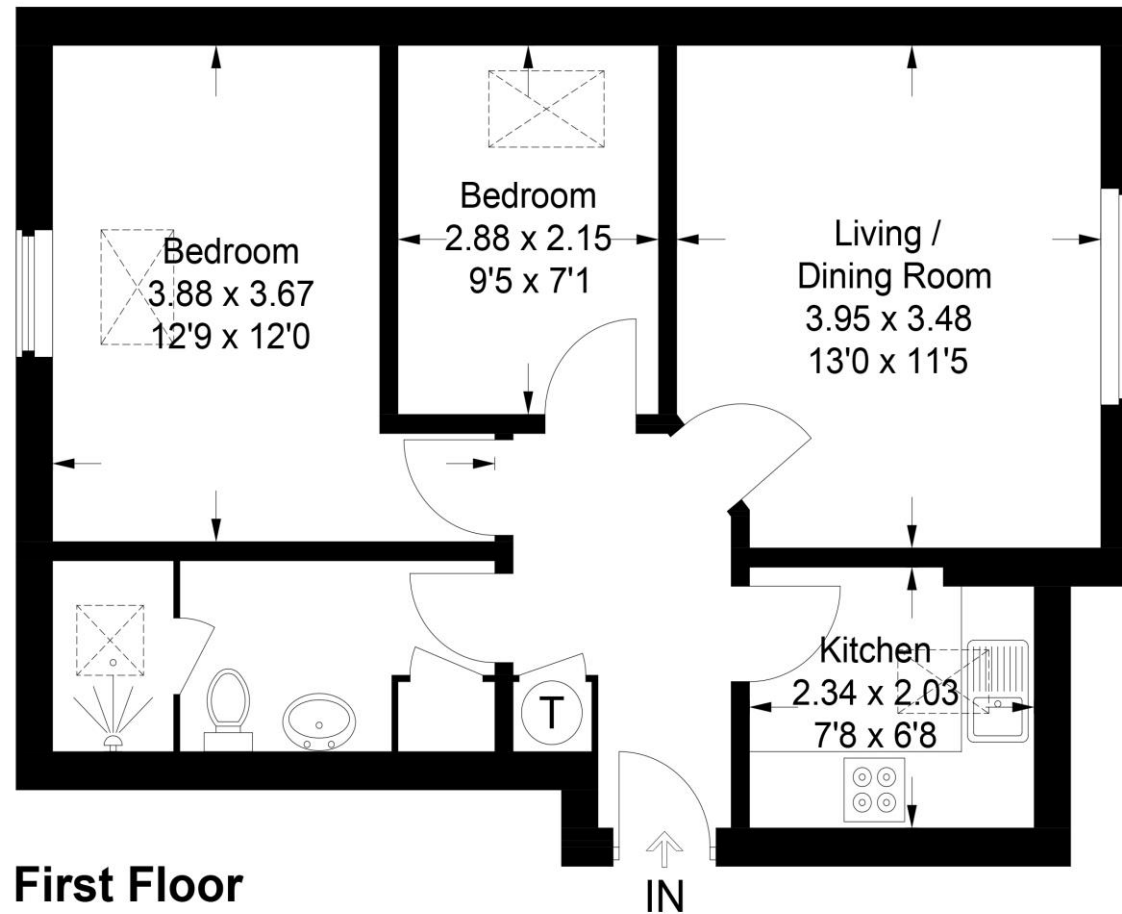
Thame is a lovely historical old traditional market town with a bustling High Street and including a selection of popular independent retail shops, coffee shops and public houses. Thame has a good range of supermarkets as well as a thriving market every Tuesday. There are ample local amenities such as 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

Approximate Gross Internal Area = 49.4 sq m / 532 sq ft



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.