

Thame

69 Rooks Court | Rooks Lane | Thame | OX9 2EA



Price £237,000

ACCOMMODATION

Ground floor 2 bedroom apartment
Front door opening into reception hall
Spacious sitting with doors to patio area
Refitted kitchen with underfloor heating
Wall mounted oven and white goods
Main bedroom with range of wardrobes
Second single bedroom with front aspect
Refitted shower room with tiled walls
Private patio area immediately to rear
Exclusive retirement development



A spacious two bedroom ground floor apartment set in a small retirement development exclusively for over 60's and situated in the heart of Thame being a short walk from the vibrant High Street and local amenities. The property has a reception hallway with doors to all principle rooms. The sitting / dining room is both light and airy with doors opening to a raised patio area. The kitchen is approached from the sitting room and has



recently been refitted with a range of base and wall units with wall mounted oven and white goods as well as benefitting from under floor heating and a window overlooking the garden area. The main bedroom is well appointed with a range of fitted wardrobes and there is further second bedroom with front aspect. Externally the grounds are well maintained and the property benefits from a private patio area which is an ideal space for relaxing and al fresco dining during the summer months. There are also communal gardens to the rear and a parking space in the car park to the front of the property.

KEY FEATURES

- Spacious two bedroom retirement property in heart of Thame
- Ground floor with access to private rear patio area from sitting room
- Refitted kitchen with underfloor heating and modern shower room
- Walking distance to Thame High Street and local amenities.
- Well maintained communal gardens and parking for one car
- Grond rent £159.00 p.a.Service Charge £1,490.00 p.a. 85 Years on lease
- 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.

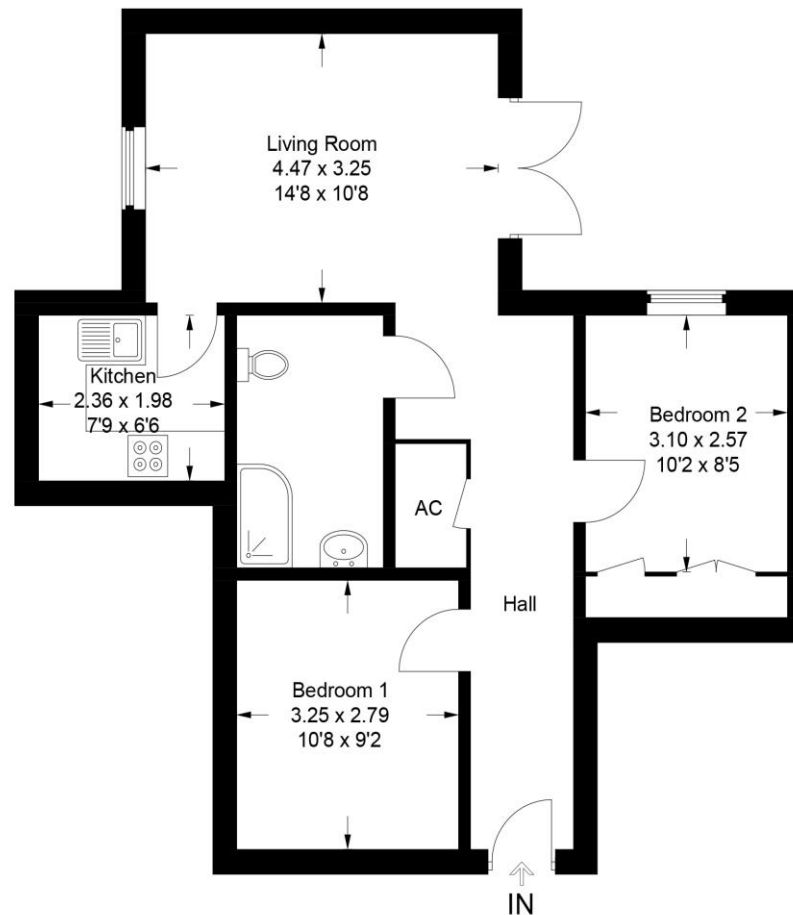
Local Authority – South Oxfordshire District Council

Council Tax - C

EPC - D

69 Rooks Court

Approximate Gross Internal Area = 57.8 sq m / 622 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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1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombs.co.uk

www.colombs.co.uk

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.