



## 38 Corbett's Way

Thame, OX9 2FL

75% Shared Ownership £232,500

Welcome to 38 Corbett's Way, a beautifully presented and generously sized one-bedroom apartment located on the second floor. This delightful residence features a bright and airy living area with an adjoining kitchen, complete with integrated appliances including an oven, hob, dishwasher, washing machine and microwave. The spacious bedroom offers comfortable living and conveniently connects to a stylish Jack and Jill wet room, which is also accessible from the hallway. Additionally, the hallway includes practical storage cupboards for added convenience. All curtains will be left if desired.

Windmill Place is a development of 40 apartments for independent living for the over 55's. The flats are built for wheelchair users, have fitted kitchens, bathrooms with level access showers. Windmill Place offers •Comfortable Communal Lounge •Hobbies and Activity room •Restaurant •Hair & Beauty Salon •Guest Suite •Buggy Store •Lift access to all floors •Laundry •Landscaped communal grounds •Dedicated Community Manager •Resident Care Team •24 hour emergency alarm system

<https://soha.co.uk/extra-care-housing/windmill-place/>

Thame is a traditional English market town in Oxfordshire, about 9 miles (14 km) east of the city of Oxford and 7 miles (11 km) southwest of the Buckinghamshire town of Aylesbury. It has a unique heritage, with a strong independent retail sector and a wide range of pubs, restaurants and tea rooms.

There are plenty of good, local facilities in the town (including a community hospital) and a lively, weekly market.

- £ 0 rent on remaining 25% share
- Service charge £ 292.92 pcm approximately
- Ground rent £ 8.33 pcm approximately
- Thames Water Charge £ 27.50 pcm approximately
- Core care charge £ 26.99 per week - 24-hour emergency alarm system
- Spacious second floor 1 bedroom apartment
- Jack and Jill wet room with access from both the bedroom & hallway
- Comfortable communal lounge and conservatory
- Over 55's scheme
- Hair and beauty salon onsite



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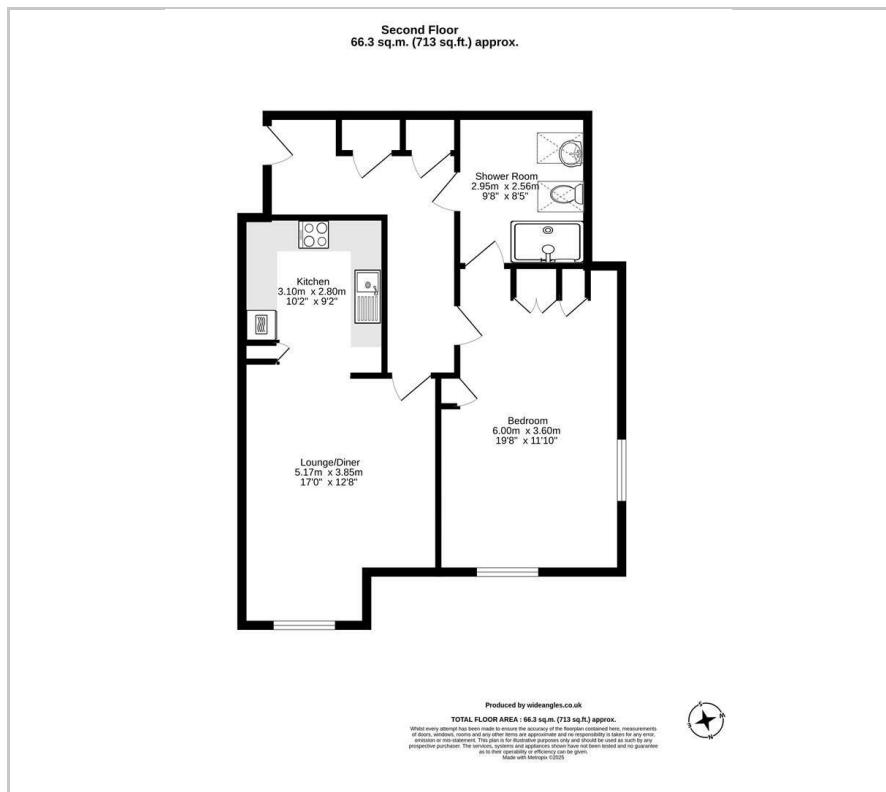


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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		82	82
EU Directive 2002/91/EC			



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