



Connells

2 Sharman Beer Court
Thame



Property Description

This well-kept two bedroom retirement property is set in the heart of Thame. The cottage features an entrance hall and an open plan kitchen/living space with an electric fireplace and a double-glazed door opening onto a patio courtyard. There is a double bedroom and family bathroom on the ground floor, with another double bedroom and en-suite on the first floor.

Sharman Beer Court is a manager assisted sheltered living complex enjoying easy access to Thame high street and adjoining the recreational grounds on Southern Road. It is situated in pleasant surroundings of communal gardens and benefits from the use of a communal lounge with regular activities, 24 hr emergency cover, laundry facilities and a guest room. There are well tended communal gardens throughout the complex with a range of outside seating areas. Both resident and visitor parking is available on site. The property is situated near the entrance, amongst several other cottages.

Thame is a bustling market town surrounded by beautiful countryside with many walks, including the Phoenix Trail. Thame spreads out from the historic market place and there are numerous high quality independent shops including butchers, bakers and delicatessens, in addition to Waitrose and the usual chains.

KEY FEATURES

- Two bedroom retirement property
- Communal gardens
- Close to Thame Town centre
- Open plan living space
- Electric fireplace
- Two shower rooms
- Door to private patio courtyard
- Service charge 117 pm

Room Descriptions

Entrance Hall

Double-glazed door to front, electric radiator, under stairs cupboard.

Lounge

12' 1" x 9' 4" (3.68m x 2.84m)
Open plan with kitchen, telephone and TV points, electric fireplace, electric radiator, and double-glazed door, with windows on either side, to rear patio courtyard.

Kitchen

12' 1" x 8' 9" (3.68m x 2.67m)
Open plan with lounge. Fitted kitchen with wall/base units. Sink and drainer, electric oven and hob with cooker hood, washer/dryer, dishwasher and space for a fridge/freezer. Vinyl flooring.

Landing

Stair from ground floor to first floor. Double-glazed window to side.

Bedroom One

12' 2" x 8' 2" (3.71m x 2.49m)
Located on the ground floor. Double-glazed window to front, electric radiator.

Bedroom Two

12' 2" x 13' 5" (3.71m x 4.09m)
Located on the first floor. Double-glazed window to front, electric radiator and Velux window.

Family Bathroom

Located on the ground floor. WC, wash hand basin and vanity. Electric towel radiator, shower cubicle, full tiling and ceramic tiled flooring, with underfloor heating.

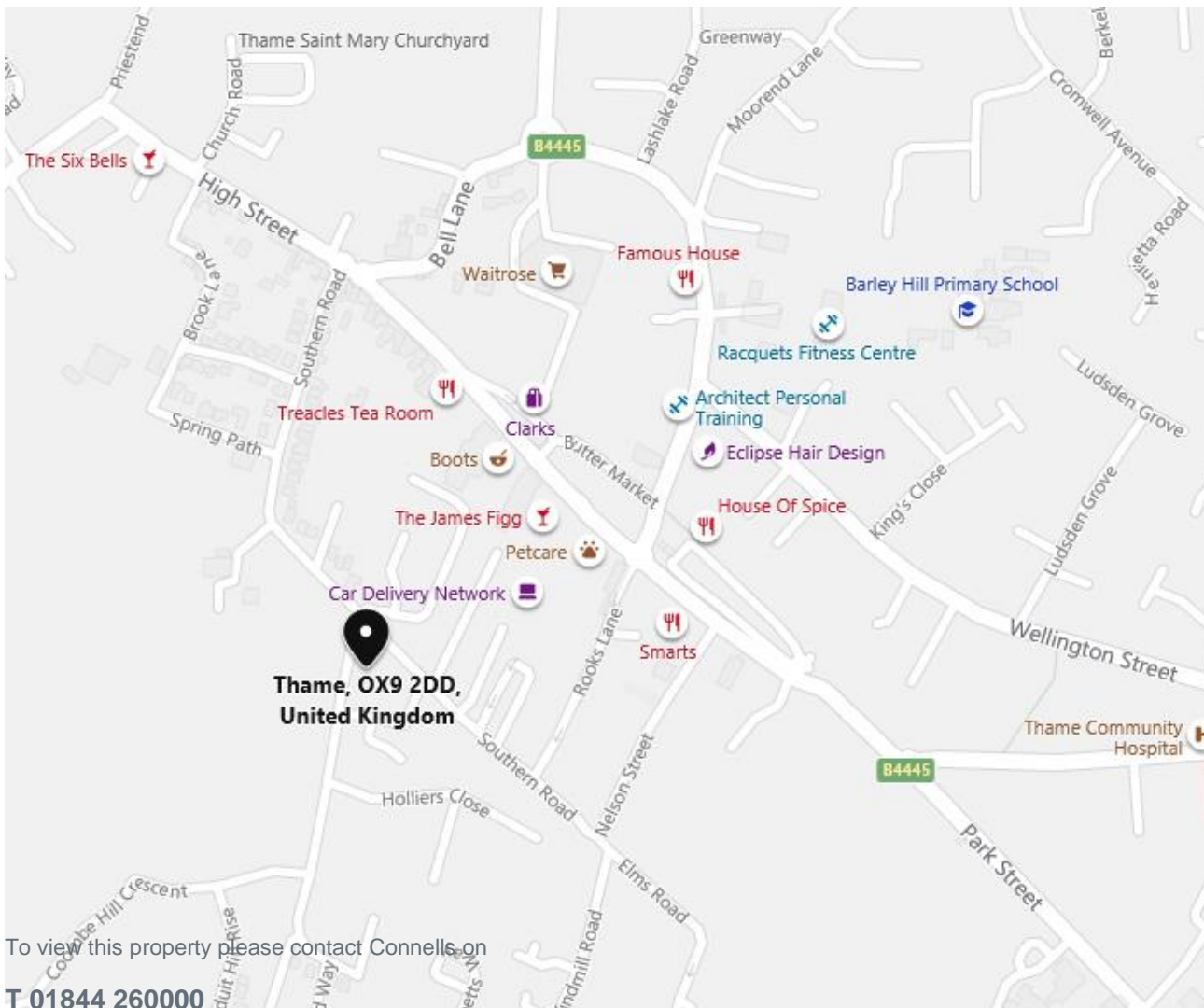
En-Suite

Located on the first floor. WC, wash hand basin and vanity. Extractor fan, electric towel radiator, shower cubicle and full tiling. Doors to airing cupboard and eaves storage.

Outside

Block paved with wall and gate giving access to rear





To view this property please contact Connells on

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EPC Rating: D

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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Tenure: Leasehold



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