

for sale

guide price **£145,000**



## Sharman Beer Court Thame OX9 2DD

Sharman Beer Court in Thame is a contemporary and well-kept residential development, providing comfortable and convenient living in the heart of this charming market town. Ideally located within walking distance from Thame's lively high street, home to a variety of shops, restaurants and cafes



# Sharman Beer Court Thame OX9 2DD

## Kitchen/Dining Room/Lounge

22' 6" x 14' 8" ( 6.86m x 4.47m )

## Bedroom

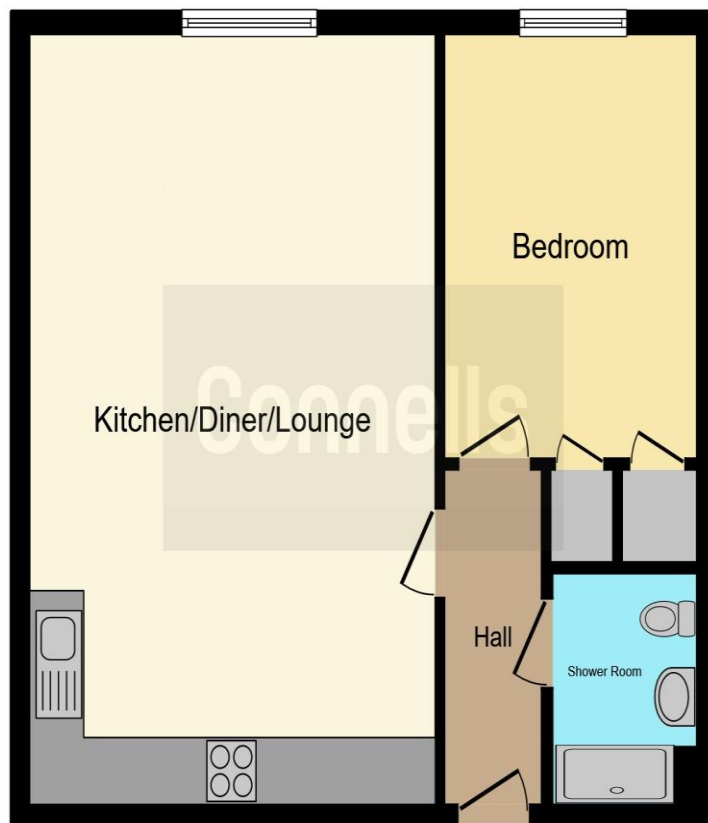
12' 5" x 9' 2" ( 3.78m x 2.79m )

## Shower Room

6' 8" x 5' 2" ( 2.03m x 1.57m )







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01844 260000**  
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103 High Street  
 THAME OX9 3DZ

Property Ref: THM306946 - 0007

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1320.00

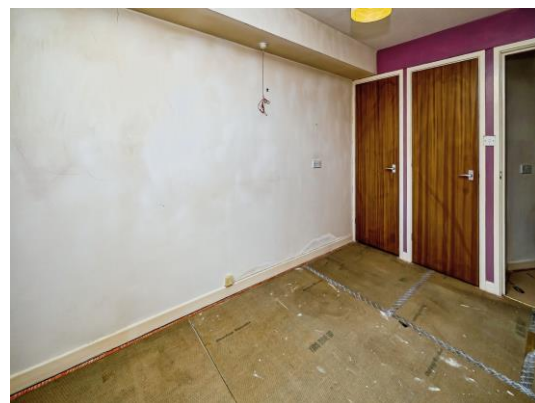
Ground Rent: 1320.00

**view this property online [connells.co.uk/Property/THM306946](http://connells.co.uk/Property/THM306946)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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