

# Property details approval form

55 Sharman Beer Court, Thame, Oxfordshire, England, OX9 2DD

Date: 14 November 2025

Property Ref and Version: THM307142 - 0009

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers over £230,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1987.

## ○ Key Features

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- > Energy Rating: D
- > Stylish first-floor two-bedroom apartment (over 55s)
- > Probate granted.
- > Fully fitted wardrobes to both bedrooms
- > Flexible second bedroom - ideal guest room, study or hobbies space
- > Modern shower room and fitted kitchen
- > Long lease with fair, transparent service charges
- > Lift, secure entry system and resident parking
- > Communal lounge, guest suite and beautiful gardens

## ○ Short Description

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An elegant and light-filled first-floor apartment in the highly sought-after Sharman Beer Court development, designed exclusively for the over-55s. Beautifully maintained and superbly located just a short stroll from Thame's elegant High Street, it offers independent living with peace of mind.

## ○ Long Description

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This beautifully presented first-floor apartment forms part of the prestigious Sharman Beer Court development in the heart of Thame - an elegant and welcoming market town known for its charm, excellent amenities, and strong sense of community.

Designed for those seeking a balance of independence and support, Sharman Beer Court provides a secure, well-managed environment exclusively for the over-55s. Residents enjoy the reassurance of 24-hour emergency call assistance, lift access, and the benefit of a friendly on-site manager, along with sociable communal spaces and attractive landscaped gardens.

The apartment itself enjoys good natural light and a comfortable layout. The bright living/dining room provides a relaxing space with pleasant outlooks, flowing into a modern fitted kitchen with excellent storage and workspace.

There are two well-proportioned bedrooms, both featuring fully fitted wardrobes. The second bedroom offers great flexibility - ideal as a guest room, study, home office or hobbies space. A contemporary shower room completes the accommodation, thoughtfully designed for comfort and ease of use.

Sharman Beer Court represents excellent value, with fair and reasonable service charges and the advantage of a long lease. The development also offers resident parking, secure entry, a welcoming communal lounge, guest suite and laundry facilities.

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## ○ Room Description

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### **Lounge**

15' extending to x 9' 5" ( 4.57m extending to x 2.87m )

### **Bedroom One**

10' 5" extending to x 9' 8" ( 3.17m extending to x 2.95m )

### **Bedroom Two**

10' 5" extending to x 6' 2" ( 3.17m extending to x 1.88m )

### **Kitchen**

9' 8" extending to x 5' 9" ( 2.95m extending to x 1.75m )

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## ○ Property Images





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## ○ Floor Plan



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)

## ○ Approval

	Signature	Date
Geraldine Collins		
Mr D. Bennett		