



SUMMERSBEE COURT THAME

TIM RUSS
& COMPANY



SUMMERSBEE COURT, WINDMILL ROAD, THAME, OX9 2FD

- *TWO DOUBLE BEDROOMS*
- *SEPARATE FITTED KITCHEN*
- *ALLOCATED & VISITOR PARKING*
- *WINDOWS OVERLOOKING COMMUNAL GARDENS*
- *PART TIME SCHEME MANAGERS & REGULAR RESIDENTS ACTIVITIES*

Summersbee Court is a highly sought after retirement complex of 14 ground and first floor apartments for the over 60's.

£245,000 GUIDE PRICE



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The Property

Situated just a short walk from both the high street and Phoenix Trail, each flat benefits from an allocated parking space and communal gardens, whilst a lift provides access to the first floor. There are non-resident part-time scheme managers on duty and Careline alarm service. Organised by the scheme managers and residents, there is an array of social activities including weekly meals, games afternoons, coffee morning and bingo.

Positioned on the first floor, Flat 12 is offered to the market in a clean and presentable manner throughout, having been well looked after by the current owner. Off the main hall, there are two double bedrooms, both enjoying views looking out to the communal gardens, a shower room and sitting room. The shower room is fully tiled and fitted with a walk-in shower unit. What sets this home apart from most is the benefit of having a separate, larger than average kitchen. The kitchen is fitted with a range of wall and base units, integrated fridge/freezer, electric oven and hob and washing machine.

Outside, there is allocated parking for one vehicle with additional visitor parking available on site. The communal gardens are meticulously maintained and offer a variety of seating areas and clothes lines.

Location

Thame is a traditional old Oxfordshire market town close to the lovely Chiltern Hills and the historic City of Oxford. Thame offers an excellent range of shops from individual specialists to well-known chains such as: Waitrose, Boots and Sainsbury's and a lively market on Tuesdays. The town has good community facilities and a new modern library and there are a good choice of coffee houses, restaurants, public houses and clothing shops including Crew, Fat Face and White Stuff. Thame is host to a wide variety of community societies and events.

For London and the M25, access to the M40 motorway is approximately 6 miles away. Haddenham & Thame Parkway (3 miles) provides a regular service to London Marylebone (approximately 40 minutes) and Birmingham

Post code for SatNav: HP17 8BP

Viewings

Strictly by appointment only.

Mortgage

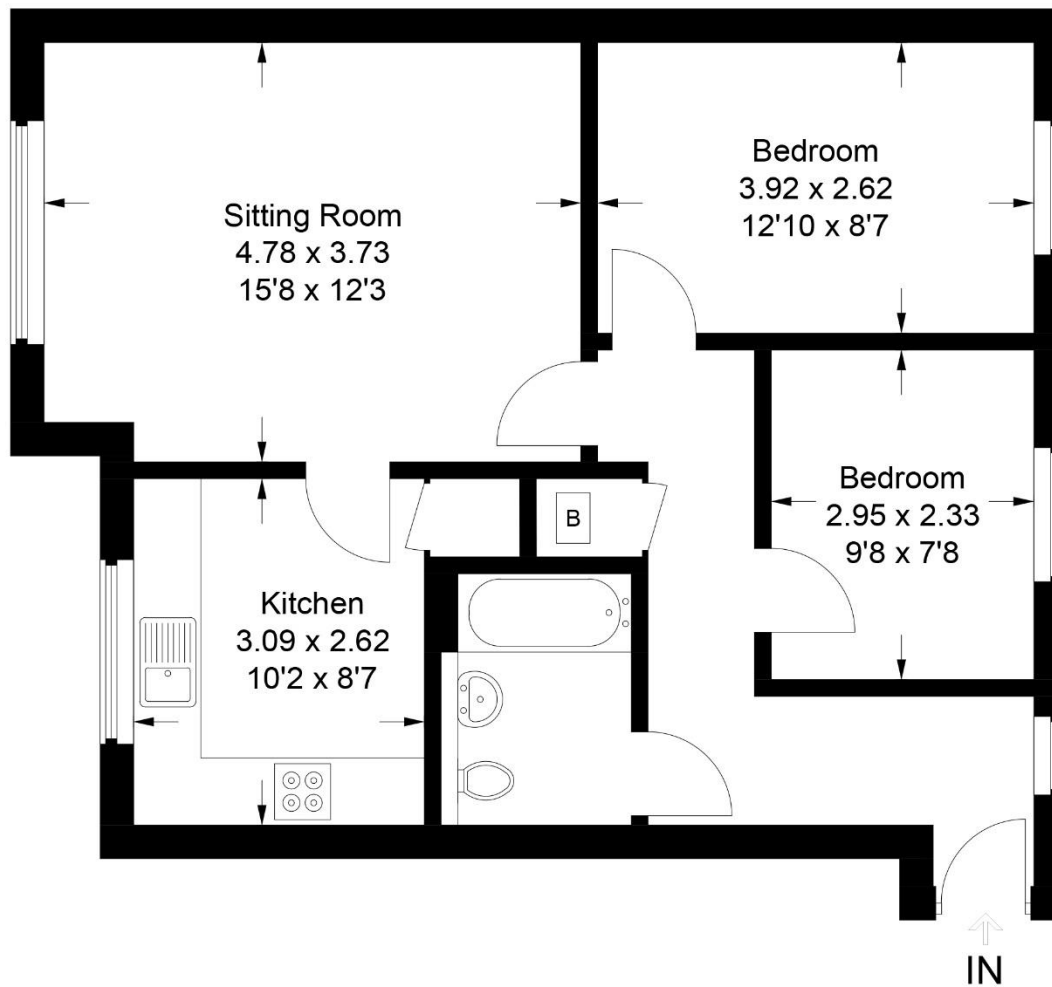
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

- **Council Tax Band - A**
- **EPC Rating - B**
- **Services - Mains electricity, water, drainage and gas fired central heating**
- **Local Authority - South Oxfordshire District Council**
- **Tenure - FREEHOLD**

Ref: TH/3181





12 Summersbee Court

Approximate Gross Internal Area = 59.7 sq m / 643 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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