



YEATS LODGE GREYHOUND LANE
THAME OXFORDSHIRE

TIM RUSS
& COMPANY



YEATS LODGE GREYHOUND LANE THAME

A LARGER THAN AVERAGE ONE BEDROOM
GROUND FLOOR RETIREMENT
APARTMENT SITUATED IN A STYLISH
DEVELOPMENT IN THE TOWN CENTRE.

PRICE £350,000 LEASEHOLD



The Property

A lovely one bedroom ground floor apartment situated in this stylish and contemporary development consisting of 41, one and two bedroom retirement apartments in the picturesque town centre.

The property offers bright and spacious living accommodation with a lovely patio area in a tranquil setting. Internally, the apartment features a sitting/dining room complete with an electric fireplace and attractive surround.

The kitchen features an excellent range of eye and base level units with a fantastic range of built in appliances. The window allows for plenty of natural light and ventilation to the kitchen area.

The bedroom is a very generous double bedroom with a useful walk-in wardrobe. There is plenty of space in the room for further furniture if required. The shower room offers a large walk in shower with handrail, heated towel rail, WC and sink within an attractive vanity unit.

A very useful storage cupboard located in the hallway completes the internal accommodation.

Yeats Lodge has been designed with the highest levels of safety and security at the forefront. The apartment is fitted with emergency Careline system which is monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection

systems throughout both the apartment and communal areas provide unrivalled peace of mind.

The Lodge manager is on hand throughout the day to support the owners and keep the development in perfect shape as well as arranging regular events in the owner's lounge from coffee mornings to games afternoons.

A guest suite is available for friends and family to stay in.

Outside

Externally, there are attractive landscaped gardens with shared patio areas surrounded by maintained trees and colourful flowerbeds. A lovely area to relax in and enjoy surrounded alongside the other owners.

Location

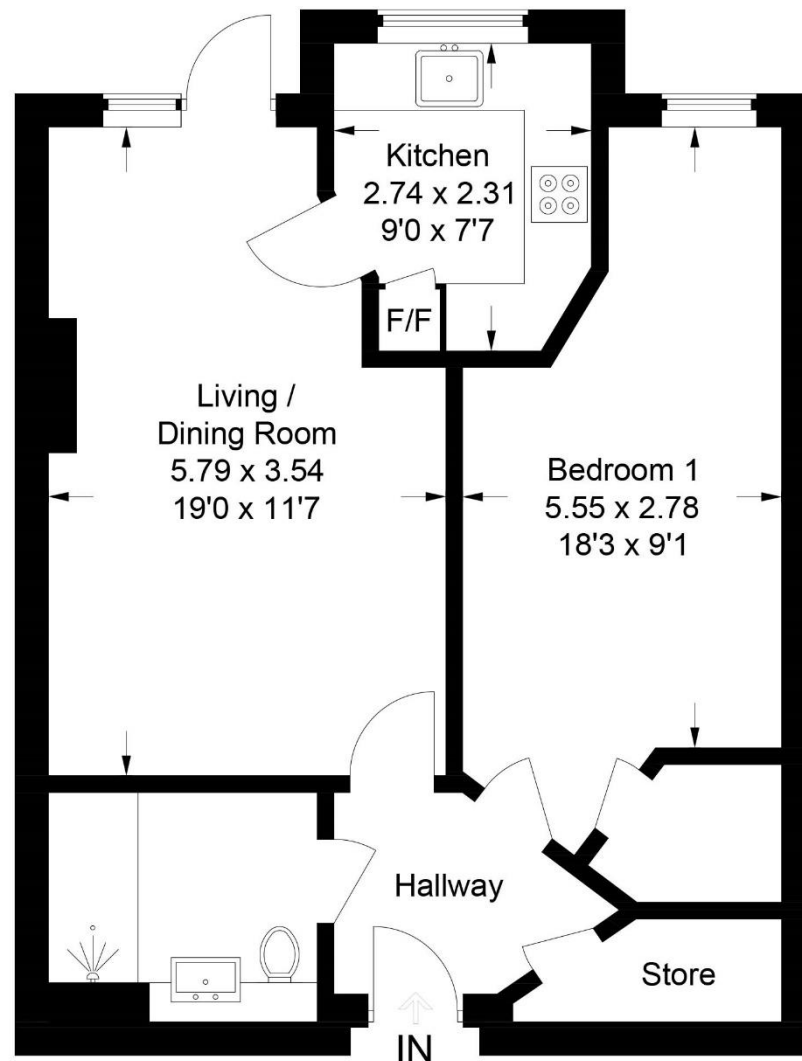
Thame is a traditional Oxfordshire market town close to the lovely Chiltern Hills and the historic City of Oxford. Thame offers an excellent range of shops from individual specialists to well-known chains such as: Waitrose, Boots and Sainsbury's with a lively market on Tuesdays. The town has good community facilities, 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. For London and the M25 access to the M40 motorway is approximately 6 miles away and Haddenham & Thame Parkway (3 miles) provides a regular service to London Marylebone (approximately 40 minutes) and Birmingham. **Post code for SatNav: OX9 3LY**

Additional Information

- **Council Tax Band** - B
- **EPC Rating** – B
- **Services** – Mains electricity, water, drainage and ground source heating
- **Ground Rent** - £575 P/A
- **Age Requirement** – Yeats Lodge requires at least one apartment owner to be over the age of 60 with any second owner over the age of 55.
- **Service Charges** - £3,047 P/A – Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities & maintenance, garden & lift maintenance, lodge manager and contribution to contingency fund. A 1% contribution of the final selling price to the contingency fund is payable by the seller upon completion of sale.
- **Tenure** – LEASEHOLD – 999 years from Dec 2020

Ref: TH/3288





4 Yeats Lodge, Thame, OX9 3LY

Approximate Gross Internal Area

53.9 sq m / 580 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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112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

TIM RUSS
& COMPANY