



SHARMAN BEER COURT
THAME OXFORDSHIRE

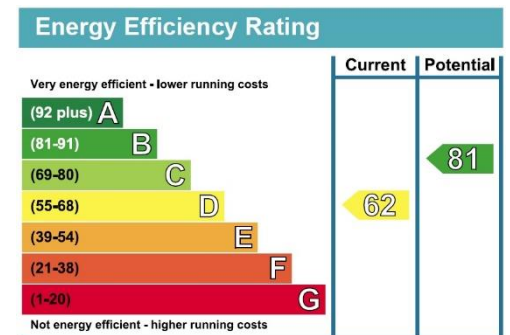


Sharman Beer Court Thame, Oxfordshire, OX9 2DD

- TWO GOOD SIZE BEDROOMS
- GROUND FLOOR MAISONETTE
- OVERLOOKING COMMUNAL GARDENS
- RESIDENT & VISITOR PARKING
- COMMUNAL FACILITIES INCLUDING LOUNGE & DINING AREAS
- MANAGER ASSISTED DEVELOPMENT
- SHORT WALK TO HIGH STREET

A well-presented two bedroom ground floor property overlooking the attractive communal gardens to the front and offered to the market with NO ONWARD CHAIN.

£275,000



TIM RUSS
& COMPANY

The Property

Sharman Beer Court is a highly sought after retirement complex situated just a short walk from the High Street. This two bedroom ground floor property is positioned in the centre of the development which boasts a communal lounge area, a recently re-fitted kitchen and gardens, allocated and visitor parking and is being sold with NO ONWARD CHAIN.

In short, the property consists of an entrance porch, sitting room opening to the kitchen, two good size bedrooms, one of which boasts a large built in wardrobe and a bathroom. The property has been well maintained and is clean and tidy in its presentation with a French door fronting the communal gardens.

The entrance porch is a useful storage area whilst the sitting room is light and airy with a French door looking out to the front, space for a dining table and well equipped kitchen with space for appliances and an opaque window to the rear. The master bedroom is a good size double room with spacious built in wardrobe whilst the 2nd is a good size single room. The bathroom is fitted with a 3-piece suite and heated towel rail.

Sharman Beer Court is a manager assisted retirement complex enjoying easy access to Thame high street and adjoining the recreational grounds on Southern Road.

Outside

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 and the property is opposite the main building for easy access to the communal facilities located in the main building.

Location

Thame is a traditional old Oxfordshire market town close to the 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 only a short walk away, including a new modern library a good choice of coffee houses, restaurants and public houses.

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. There is excellent schooling in the area.

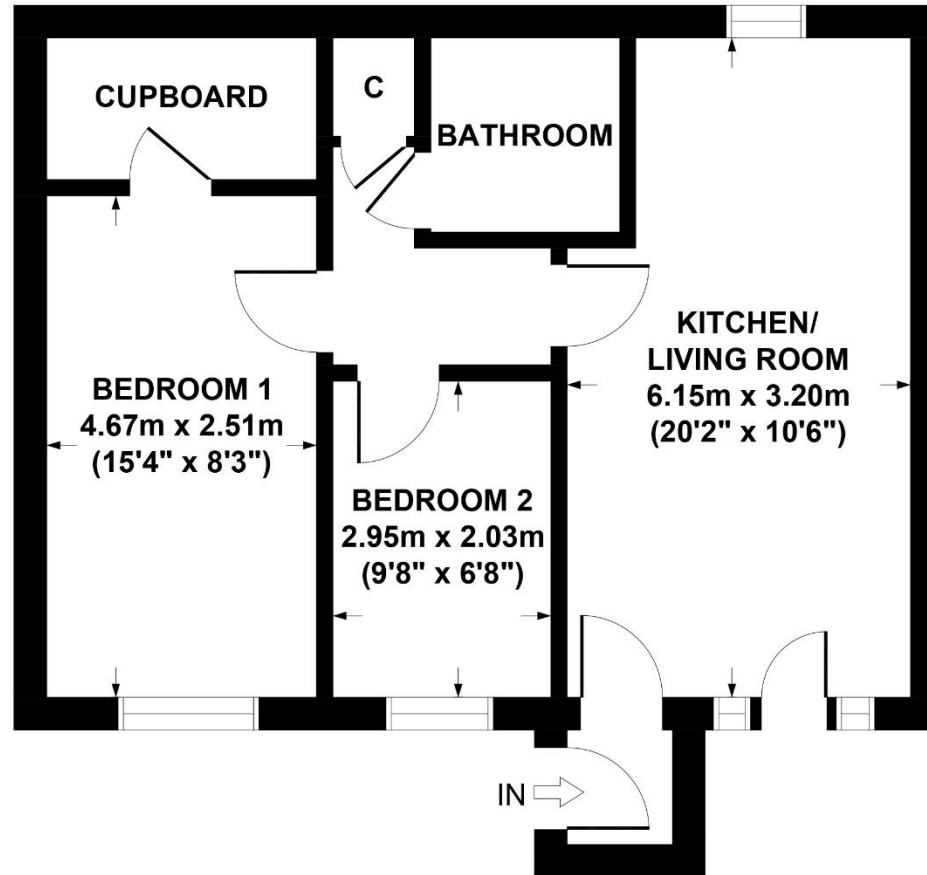
Post code for SatNav: OX9 2DD

Additional Information

- **Council Tax Band - C**
- **EPC Rating - D**
- **Services - Mains electricity, water and drainage.**
- **Local Authority - S.O.D.C**
- **Tenure - LEASEHOLD**
- **Lease Length - Approx 962 years remaining tbc**
- **Ground Rent - Peppercorn tbc**
- **Service Charge - Approx £2,400 P/A tbc**

Ref: TH/5207





GROSS INTERNAL
FLOOR AREA 51 SQ M 547 SQ FT

SHARMAN SHEER COURT, THAME, OXFORDSHIRE, OX9 2DD
APPROX. GROSS INTERNAL FLOOR AREA 51 SQ M / 547 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

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