



SHARMAN BEER COURT
THAME OXFORDSHIRE





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- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SHORT, LEVEL WALK TO TOWN CENTRE
- COMMUNAL ACTIVITIES ON A REGULAR BASIS
- COMMUNAL PARKING FACILITIES
- WELL, TENDED COMMUNAL GARDENS
- NO ONWARD CHAIN

TWO BEDROOM FIRST FLOOR RETIREMENT FLAT WITH LIFT ACCESS, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

£245,000 GUIDE PRICE

TIM RUSS
& COMPANY

The Property

Positioned within the main block, the property is presented in good order throughout with a refitted kitchen, bathroom and neutral décor throughout. The property comprises an entrance hall, large storage/airing cupboard, shower room, two good size bedrooms and a sitting/dining room which is open plan to the kitchen.

The kitchen is fitted with a range of wall and base units, with electric oven and space for a fridge/freezer.

Sharman Beer Court is a leasehold, manager assisted living complex for the over 55's enjoying easy access to Thame high street and adjoining the recreational grounds on Southern Road. It is situated in pleasant surroundings of communal gardens and benefits from the use of a communal lounge with regular activities, 24 hr emergency cover, laundry facilities and a guest room.

The shared gardens are well tended to and provide an enjoyable space to relax and unwind with your neighbours and friends.

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

Viewings

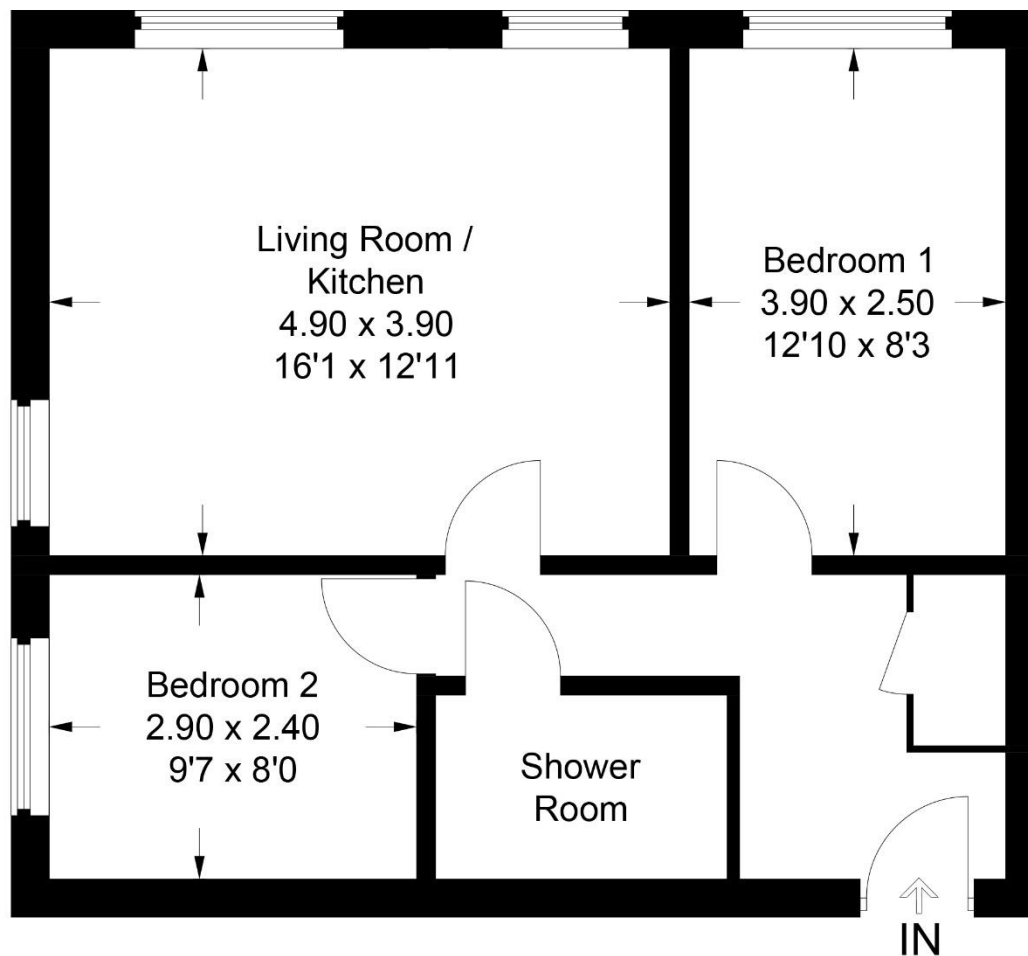
Strictly by appointment only.

Additional Information

- **Council Tax Band - C**
- **EPC Rating - C**
- **Services - Mains electricity, water and drainage.**
- **Local Authority - S.O.D.C**
- **Tenure - FREEHOLD**
- **Lease Length - 900 YEARS +**
- **Ground Rent - Peppercorn tbc**
- **Service Charge - Approx £2,400 P/A tbc**

Ref: TH/3322





51 Sharman Beer Court

Approximate Gross Internal Area = 46.8 sq m / 504 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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