



Greyhound Lane  
| Thame | Oxfordshire | OX9 3LY



Williams  
PROPERTIES



# Greyhound Lane

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Welcome to Yeats Lodge - a charming location for this delightful new build retirement flat. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. The flat features one spacious bedroom, providing a comfortable and tranquil space to unwind. The modern bathroom adds a touch of luxury to this retirement retreat. Don't miss the opportunity to make this retirement flat your new home. Embrace the ease of living in a brand-new property in the heart of Oxfordshire.

£396,950

- One Bedroom Apartment
- Owners Lounge with Coffee Bar
- Landscaped Gardens
- Close to Town Centre
- Secure Camera Entry System
- On Site Lodge Manager
- 24 Hour Careline Support System
- Market Town Of Thame

## Thame

Thame is a thriving market town, perfectly situated at the foot of the Chiltern Hills, just 14 miles from Oxford. From historical buildings to beautiful parks, a Museum, a Theatre, a vibrant High Street, and regular events. Thame is located 14 miles east of Oxford, 10 miles south-west of Aylesbury and 47 miles from London. It is well connected to Birmingham and London by the M40 motorway and has excellent road links to Chinnor (B4445), Princes Risborough (A4129) and Bicester (B4011).

## Council Tax

Band B

## Local Authority

South Oxfordshire Council





Yeats Lodge is a stylish development of 41 one and two-bedroom retirement apartments ideally located with everything you need close by, to enjoy a fulfilling retirement. All apartments are completely self-contained with their own front door. There is a choice of one & two bedroom apartments.



### Lease Details

The vendor has advised of the following:  
 Length of Lease - 999 years  
 Lease Remaining - 999 years

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

### Services

All main services available

### Entrance Hall

Enter through the front door into the hall with doors to the bathroom, bedroom, storage cupboard and living room.

### Bathroom

Bathroom is fully tiled and comprises a hand wash basin unit with wc, walk in shower, heated towel rail and extractor fan.

### Bedroom

Bedroom consists of a built in wardrobe, carpet laid to floor, light fitting to ceiling, radiator and window. Space for a double bed and other furniture.

### Living Room

Dual aspect living room with a feature electric fireplace, carpet laid to floor, radiator, light fittings to ceiling and space for a sofa set, dining table set and other furniture.

### Kitchen

Kitchen comprises a range of base and wall mounted units with worktops, inset stainless steel sink unit with window over, inset electric hob and overhead extractor fan, integrated oven, washer/dryer and fridge/freezer.

### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1)			
(69-80) C				(B2-B2)			
(55-68) D				(C1-C1)			
(39-54) E				(C2-C2)			
(21-38) F				(D1-D1)			
(1-20) G				(D2-D2)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

