



Greyhound Lane

| Thame | Oxfordshire | OX9 3LY



Williams
PROPERTIES

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EXCLUSIVE OFFER *** 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 two spacious bedrooms, providing a comfortable and tranquil space to unwind. The modern bathroom & en suite 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.

£499,950

- Two 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 C or D

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, both bedrooms, storage cupboard and living room.

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.

Bathroom

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

Bedroom & En Suite

Bedroom consists of a built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and window. Space for a double bed and other furniture. En suite is fully tiled and comprises a hand wash basin unit with storage, 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.

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.

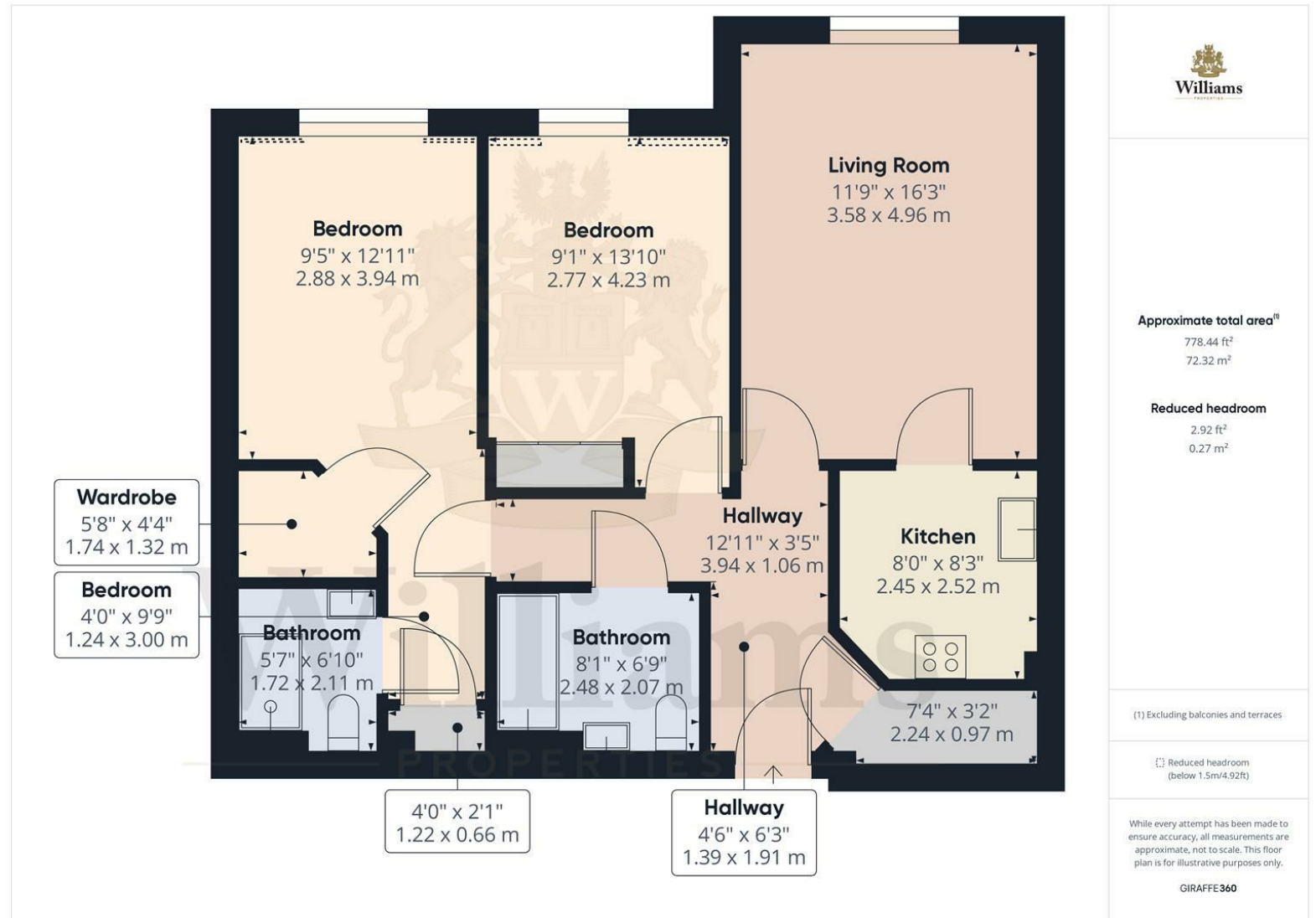
| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus)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



next cruise event
to ITALY!



Friday 7th June 2pm-4pm



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Aylesbury
Buckinghamshire HP20 2RQ

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Web: www.williams.properties
Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.