



Connells

Sharman Beer Court  
Thame



### Property Description

This beautifully presented first-floor apartment forms part of the prestigious Sharman Beer Court development in the heart of Thame - an elegant and welcoming market town known for its charm, excellent amenities, and strong sense of community.

Designed for those seeking a balance of independence and support, Sharman Beer Court provides a secure, well-managed environment exclusively for the over-55s. Residents enjoy the reassurance of 24-hour emergency call assistance, lift access, and the benefit of a friendly on-site manager, along with sociable communal spaces and attractive landscaped gardens.

The apartment itself enjoys good natural light and a comfortable layout. The bright living/dining room provides a relaxing space with pleasant outlooks, flowing into a modern fitted kitchen with excellent storage and workspace.

There are two well-proportioned bedrooms, both featuring fully fitted wardrobes. The second bedroom offers

great flexibility - ideal as a guest room, study, home office or hobbies space. A contemporary shower room completes the accommodation, thoughtfully designed for comfort and ease of use.

Sharman Beer Court represents excellent value, with fair and reasonable service charges and the advantage of a long lease. The development also offers resident parking, secure entry, a welcoming communal lounge, guest suite and laundry facilities.

## Lounge

15' extending to x 9' 5" ( 4.57m  
extending to x 2.87m )

## Bedroom One

10' 5" extending to x 9' 8" ( 3.17m  
extending to x 2.95m )

## Bedroom Two

10' 5" extending to x 6' 2" ( 3.17m  
extending to x 1.88m )

## Kitchen

9' 8" extending to x 5' 9" ( 2.95m  
extending to x 1.75m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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103 High Street  
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EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 2588.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/THM307142](http://connells.co.uk/Property/THM307142)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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