





Property Description

Situated within the highly regarded Yeats Lodge, a stylish retirement development built by Churchill Retirement Living in 2020, this well-presented one-bedroom apartment offers comfortable, secure and independent living for the over 60s. Conveniently located within close proximity of Thame town centre, residents benefit from access to a wide range of shops, cafés, restaurants, supermarkets, healthcare facilities and excellent transport links, including Thame Parkway Station with direct services to London Marylebone.

The accommodation is bright and welcoming throughout. The entrance hall provides access to all principal rooms, with a spacious and light-filled living room positioned straight ahead. The modern fitted kitchen is accessed from the living room and features integrated appliances, including a built-in oven and contemporary cabinetry. The generous double bedroom benefits from a useful walk-in wardrobe, while the shower room and storeroom are conveniently accessed from the hallway. Residents enjoy exclusive use of the Owners' Lounge and coffee bar, where regular social events are held, alongside beautifully landscaped communal gardens, a guest suite and residents' parking. For added peace of mind, the development offers a Lodge Manager, secure video entry system, intruder alarm and a 24-hour Careline emergency response service. One owner must be aged 60 or over, with any second owner aged 55 or over

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Location Description

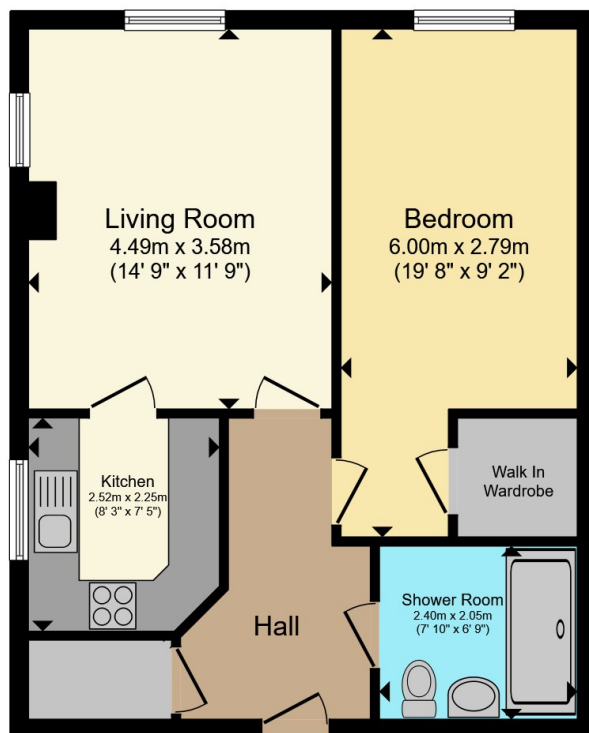
Thame is a charming and historic market town nestled in the Oxfordshire countryside, renowned for its characterful architecture, strong community spirit, and excellent amenities. With its attractive high street lined with independent boutiques, cafes, pubs, and restaurants, Thame offers the perfect balance of traditional charm and modern convenience.

The town hosts a weekly market and regular farmers' markets, adding to its vibrant, community-focused atmosphere. For leisure and outdoor enthusiasts, the nearby Chiltern Hills Area of Outstanding Natural Beauty provides endless opportunities for walking, cycling, and exploring the scenic countryside.

Thame benefits from excellent transport links, with Haddenham & Thame Parkway station just a short drive away, offering direct rail services to London Marylebone in under 40 minutes. The M40 motorway is also accessible, providing swift road connections to Oxford, London, and beyond.

With its outstanding schools, welcoming atmosphere, and superb commuter connections, Thame is a highly desirable place to live for families, professionals, and downsizers alike.

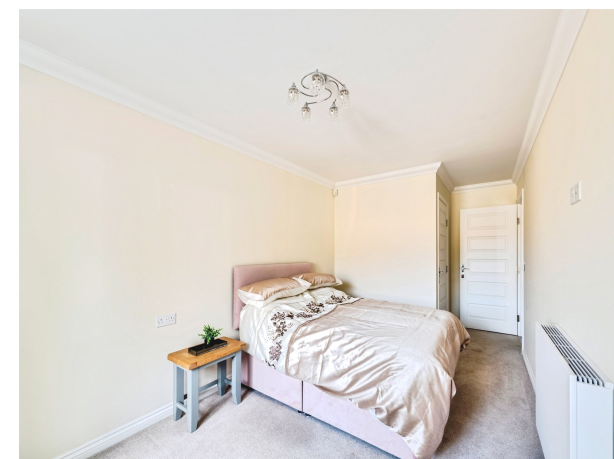




Total floor area 52.7 m² (568 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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103 High Street
THAME OX9 3DZ

EPC Rating: B Council Tax
Band: B

Service Charge:
£3353.39

Ground Rent:
£575.00

Tenure: Leasehold

view this property online connells.co.uk/Property/THM307370

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 2020. 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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