

Thame

11 Yeats Lodge | Greyhound Lane | Thame | Oxon OX9 3LY



Price £499,950

ACCOMMODATION

Communal hallway with secure entry
Spacious reception hallway with storage
Well appointed sitting room with views
Modern kitchen with integrated appliances
Bedroom with walk in wardrobe & en suite
Second double bedroom with wardrobes
Main bathroom with shower over bath
Immaculate landscaped gardens & patio
Delightful residents lounge with coffee bar
Private parking area for residents



Yeats Lodge was built by Churchill Retirement Homes in 2022 and is ideally situated in the heart of Thame with easy access to the High Street and local amenities as well as having a regular local bus service directly outside going to both Aylesbury & Oxford. This exclusive development consists of 41 individual apartments designed for over 60's retirement living with immaculately maintained communal garden areas, private parking and a popular residents lounge with coffee bar and with regular social events.



This ground floor apartment is particularly spacious being nearly 1,000 sq ft with a stunning 19' sitting/dining room which has dual aspect windows offering delightful views over the cricket field. The modern & contemporary kitchen has a range of base and wall units with integrated appliances and window to the side. The main bedroom benefits from a spacious walk in wardrobe and en suite shower room with the 2nd double bedroom having fitted wardrobes. The hallway has space for a study area as well as a large storage cupboard. The bathroom has a shower over the bath. Externally there are several seating areas amongst the landscaped gardens and a patio area directly outside the residents lounge with a private parking area.

KEY FEATURES

- Stunning retirement apartment set within central location in Thame
- Guest bedroom suite within the development for occasional visitors
- Ground Source Heating to radiators – costings covered in Service Charge
- Leasehold – 999 years from December 2020
- Maintenance Charge £5,038 p.a. in two installments
- Ground Rent £625.00 p.a. To be reviewed every 10 years
- Please call Colombs on 01844 214421 to arrange a suitable time to view



THAME

Thame is a lovely historical old traditional market town with a bustling High Street and including a selection of popular independent retail shops, coffee shops and public houses. Thame has a good range of supermarkets as well as a thriving market every Tuesday. There are ample local amenities such as opticians, dentists and doctors surgery and also benefits from a regular bus service running to both Oxford and Aylesbury which both have larger and more complex town centres and theatres.

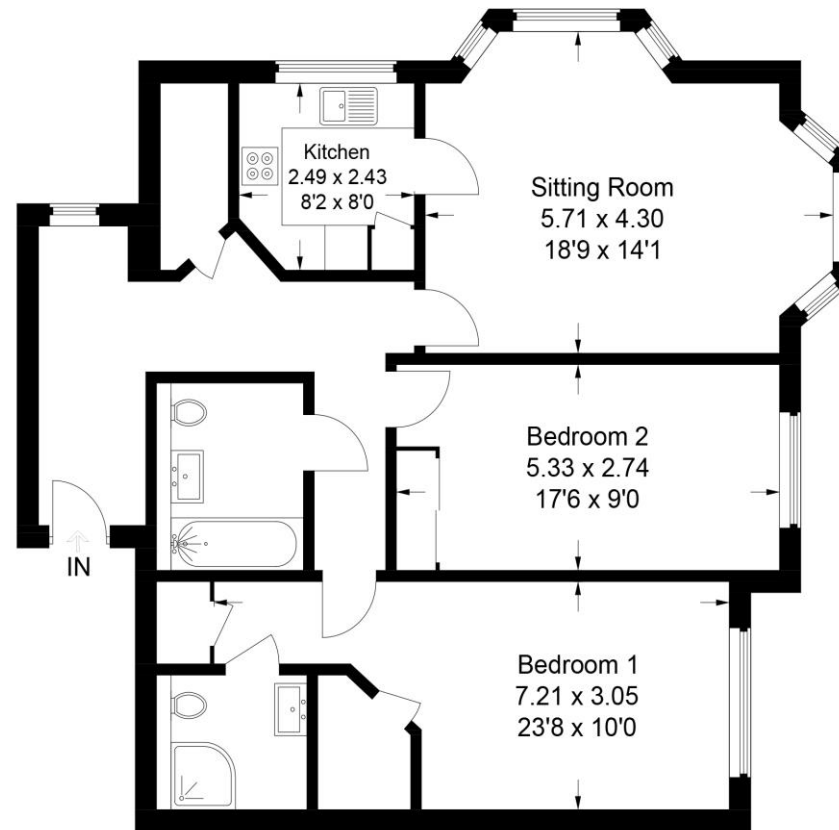
Local Authority – South Oxfordshire County Council

Council Tax - D

EPC - B

11 Yeats Lodge

Approximate Gross Internal Area = 91.8 sq m / 988 sq ft



Ground Floor

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.

© CJ Property Marketing Ltd Produced for Colombbs



1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombbs.co.uk

www.colombbs.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.