



Sharman Beer Court, Thame
Thame

£189,995

Property Type: Ground Floor Flat

Tenure: Leasehold

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: B

- Ground floor apartment with private entrance
- One bedroom with fitted Sharps wardrobes and furniture
- Modern kitchen with integrated appliances
- Open plan sitting/dining room with neutral décor
- Ensuite shower room with contemporary fittings
- Retirement development for the over 60s
- Convenient location close to town centre amenities
- Offered with no onward chain

A well-presented one-bedroom ground floor apartment with its own private entrance, set within a popular retirement development for the over-60s. Modern interiors, practical layout, and a friendly community atmosphere make this an inviting home, offered with no onward chain.

This ground floor apartment combines comfort and convenience, designed with ease of use in mind. The property enjoys its own entrance and overlooks the front of the development. Inside, a modern kitchen with integrated appliances opens into a neutrally decorated sitting/dining room, creating a bright and functional living space.

The entrance hall leads to a well-proportioned bedroom fitted with Sharps wardrobes and matching furniture, alongside a modern ensuite shower room. A useful storage cupboard adds practicality.

Located within a sought-after retirement development for the over-60s, the apartment offers both independence and a welcoming community environment. Its position close to the town centre provides easy access to shops, cafés, and local amenities.





About Thame

Thame is a bustling market town surrounded by beautiful countryside with many walks, including the Phoenix Trail. Thame spreads out from the historic market place and there are numerous high quality independent shops including butchers, bakers and delicatessens, in addition to Waitrose and the usual chains. There are weekly markets and other amenities include: the sports centre, Lord Williams Secondary School and a variety of restaurants and pubs. Haddenham Parkway Station is less than three miles from the town centre and the M40 is under 10 minutes' drive.


Material Information

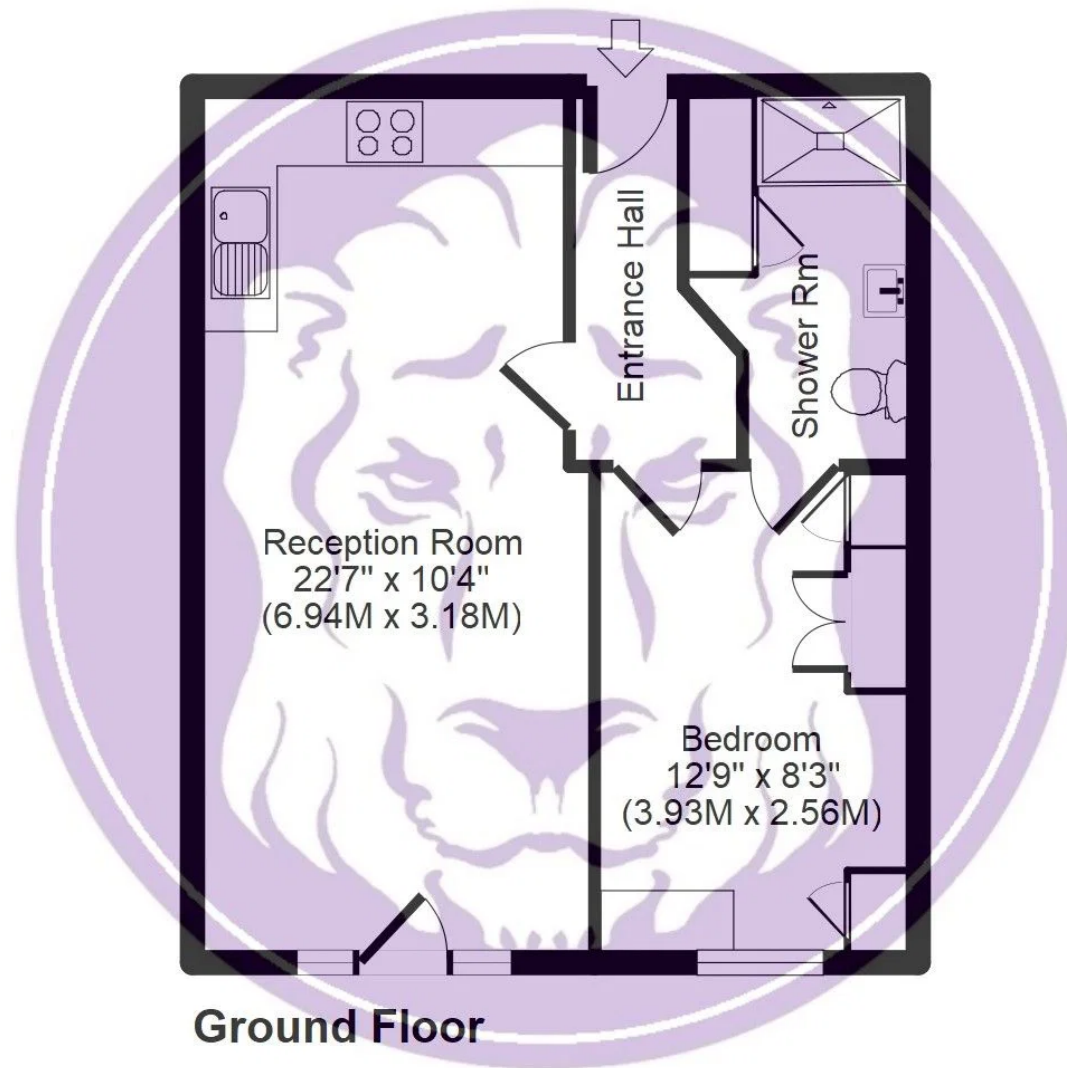
Tenure - Leasehold
Length of Lease - 999 Years from 1st January 1988
Ground Rent - Nil
Service Charge - £2,700 per annum
Council Tax Band - B
Broadband - FTTC (fibre to cabinet)
Parking - Guest/Resident Parking Area (not allocated)
Sewerage - Mains
Heating - Electric Heating



Council tax information is sourced directly from the council & government database. Tenure information and any associated charges are provided to the best of our vendor's knowledge. Type of broadband is sourced from the 'Openreach fibre checker' website and indications on available internet speeds and mobile phone coverage can be found using Ofcom's 'mobile & broadband checker'. Please seek independent legal advice for clarification.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Sharman Beer Court, Thame, Oxfordshire, OX9 2DD

APPROX GROSS INTERNAL FLOOR AREA: 40 sq. m / 428 sq. ft