

Thame

73 Sharman Beer Court | Thame | Oxon | OX9 2DD



Price £220,000

ACCOMMODATION

A two bedroom first floor apartment
Exclusive retirement complex for over 60+
Refitted kitchen area & new radiators
Recently redecorated throughout
Open plan sitting room / kitchen
Main double & further second bedroom
Shower room with white suite
Communal sitting room & laundry
Well maintained communal gardens
Private car parking with space for visitors



Situated within central Thame and a short walk from the High Street and close to the local amenities this small and exclusive complex offers wardened accommodation and is set on the first floor with two bedrooms and shares a front entrance hall and staircase with one further apartment which is entered from Southern Road. The accommodation is both light and airy with reception hallway and open plan sitting room / recently refitted kitchen area with range of base and wall units and integrated appliances. The sitting



room has lovely views over the communal gardens which are located to the front of the main block. There is a main double bedroom and a further 2nd bedroom which has views over Southern Road. The shower room has a walk in shower and white suite. The apartment has been updated recently and is freshly decorated it benefits from new electric radiators and water tank. Within the main block of Sharman Beer Court there is a popular communal sitting room which offers a wide range of activities for the residents as well as a laundry room if needed. Externally the communal gardens are well maintained and has several seating areas to enjoy over the summer months. There is private residents and visitors car parking.

KEY FEATURES

- Exclusive Over 60's retirement development offering wardened care
- Short walk to Thame High Street and close to local amenities
- Recently redecorated and refitted kitchen area. New electric radiators
- Communal sitting room offering a range of activities.
- Annual Service Charge - £2,450.76 per annum
- 961 years remaining on Lease which began 1st January 1987
- Please call Colombs to arrange a suitable time to view on 01844 214421



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.

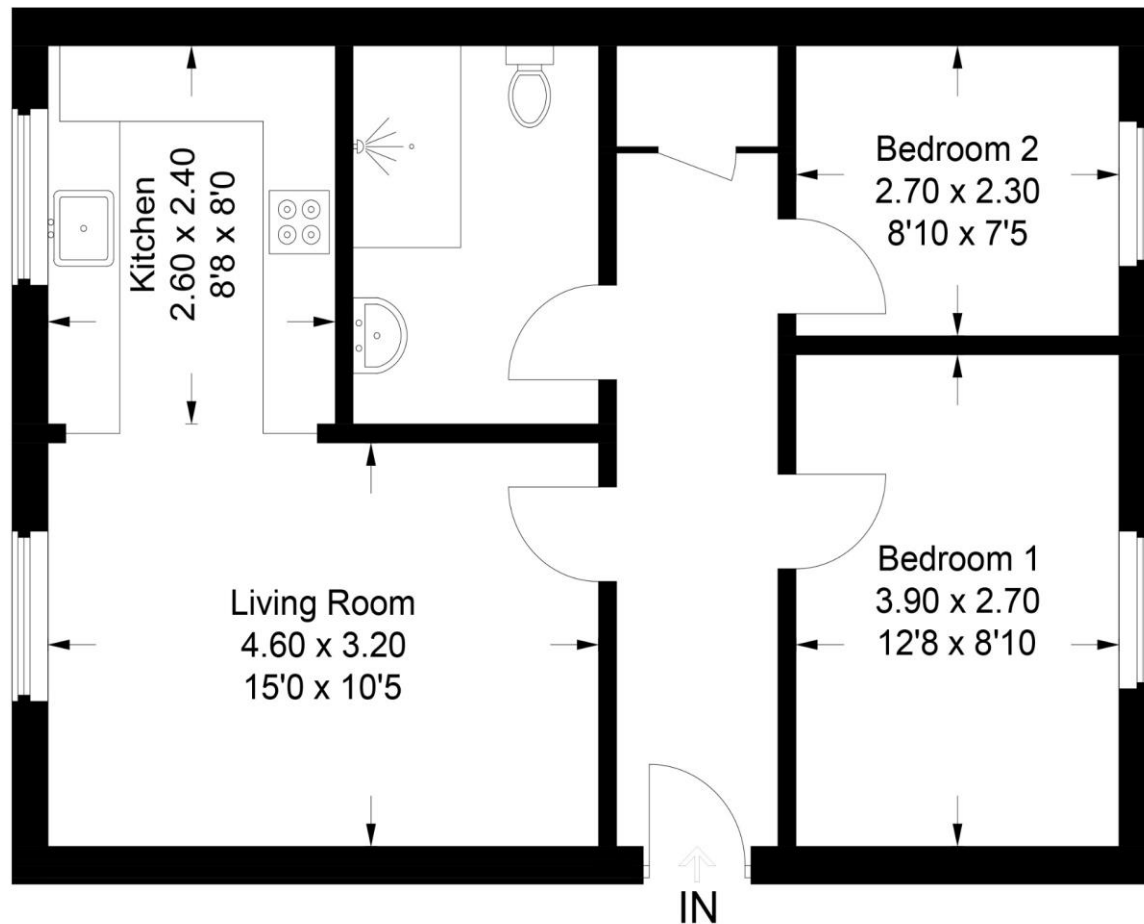
Local Authority – South Oxfordshire District Council

Council Tax - C

EPC - C

73 Sharmean Bear Court

Approximate Gross Internal Area = 53 sq m / 571 sq ft



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.

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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.