



Connells

Sharman Beer Court
Thame



Property Description

This one bedroom apartment is located on the upper floor of the highly regarded Sharman Beer Court retirement complex, just a short walk from Thame's vibrant high street. Easily accessed via both lift and stairs, the apartment offers a bright and comfortable living space with the opportunity to put your own stamp throughout ideal for independent retirement living.

Sharman Beer Court benefits from excellent communal facilities, including a welcoming residents lounge and beautifully maintained gardens with multiple seating areas. Resident and visitors parking are also available.

AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the

branch with regards to the potential timeframes involved.

Kitchen/Dining Room/Lounge

22' 6" x 14' 8" (6.86m x 4.47m)

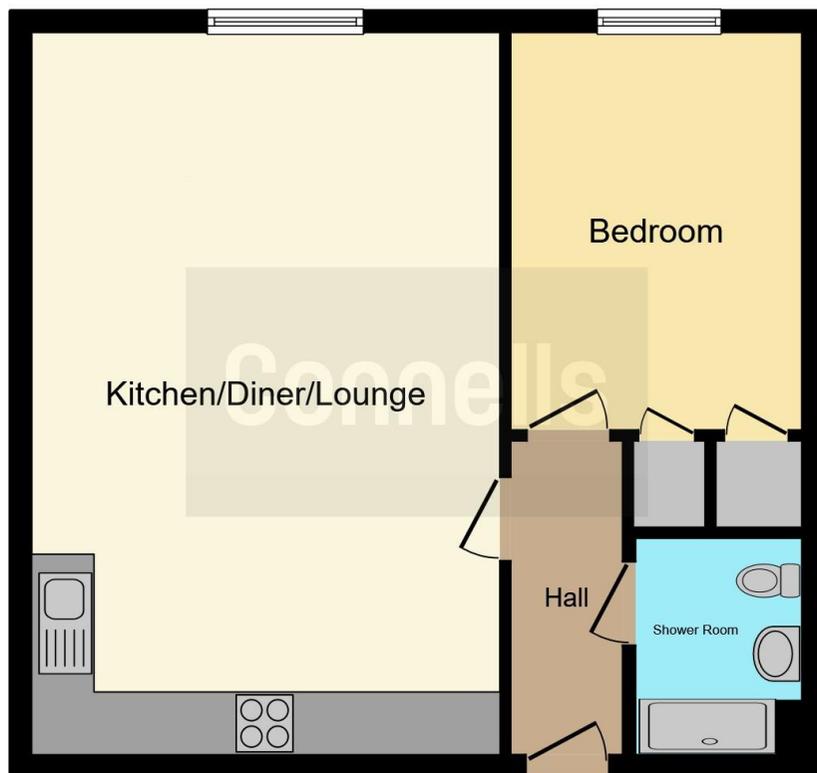
Bedroom

12' 5" x 9' 2" (3.78m x 2.79m)

Shower Room

6' 8" x 5' 2" (2.03m x 1.57m)





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

To view this property please contact Connells on

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103 High Street
 THAME OX9 3DZ

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1320.00

Ground Rent:
 1320.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/THM306946](https://www.connells.co.uk/Property/THM306946)

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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