



Sharman Beer Court, Thame - OX9 2DD

Guide Price £212,500





## Sharman Beer Court

Thame, OXFORDSHIRE

- SOUGHT AFTER GROUND FLOOR APARTMENT
- SECURE OVER 60's COMMUNITY
- SHORT, LEVEL WALK TO TOWN CENTRE
- WELL TENDED GARDENS & PARKING FACILITIES

### Additional Information

- Council Tax Band - B
- EPC Rating - C
- Services - Mains electricity, water and drainage
- Local Authority - South Oxfordshire District Council
- Tenure - LEASEHOLD
- Lease Length - 900 YEARS +
- Ground Rent - Peppercorn
- Service Charge - Approx £2,400 P/A



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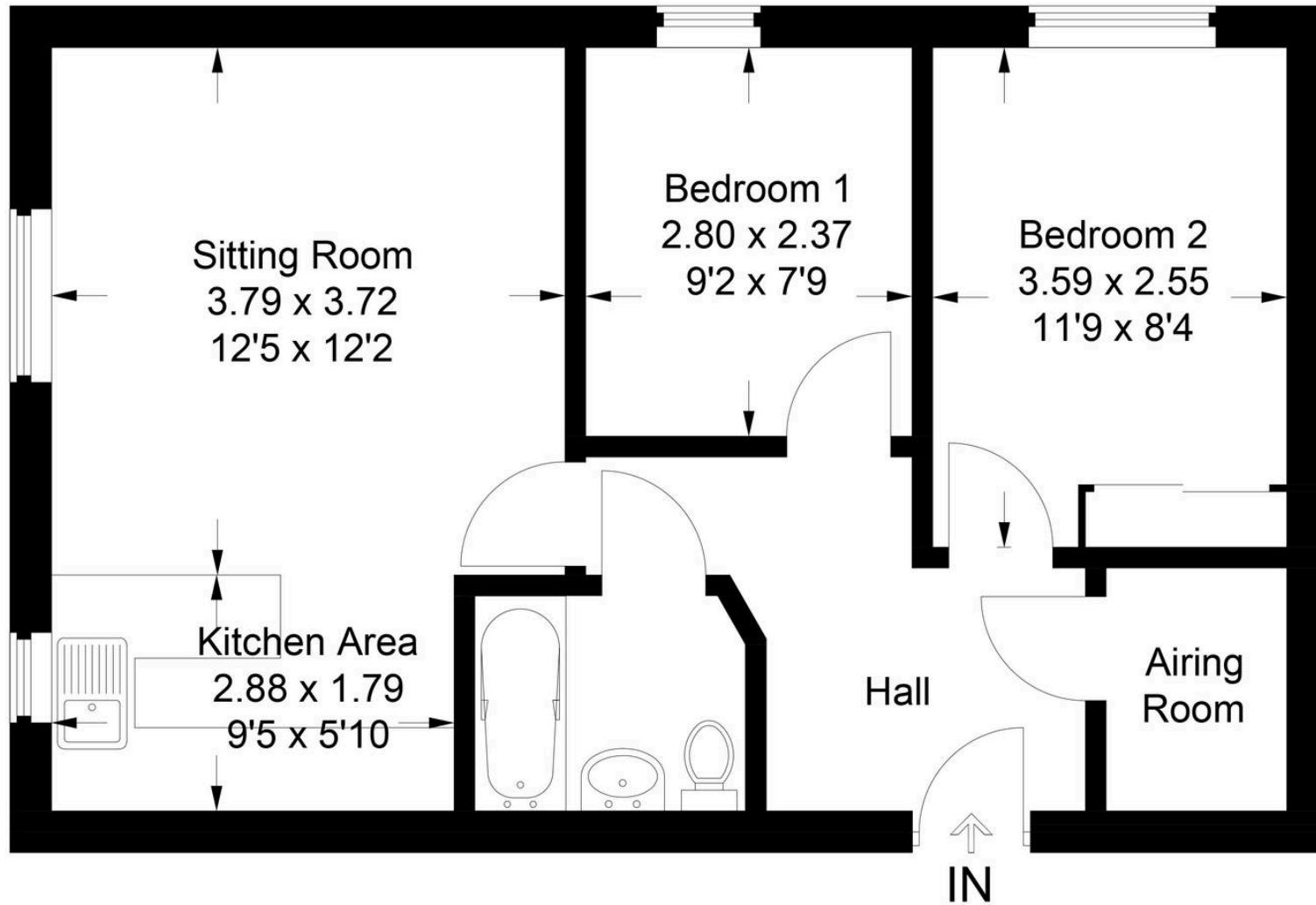
Positioned within the main block, the property is presented in good order throughout with a refitted kitchen, refitted bathroom and neutral décor throughout. The property comprises an entrance hall, large storage / airing cupboard, shower room, two good size bedrooms and a sitting / dining room which is open plan to the kitchen.

The kitchen is fitted with a range of wall and base units, with electric oven and space for a fridge / freezer. The kitchen features a useful breakfast bar style work surface, which sections it off from the sitting room whilst allowing the uninhibited flow of light throughout the room. Both bedrooms feature fitted wardrobe furniture and enjoy an outlook across to Southern Road Recreation Ground.

Sharman Beer Court is a leasehold, manager assisted living complex for the over 60's enjoying easy access to Thame high street and adjoining the recreational grounds on Southern Road. It is situated in pleasant surroundings of communal gardens and benefits from the use of a communal lounge with regular activities, 24 hr emergency cover, laundry facilities and a guest room.

The shared gardens are well tended to and provide an enjoyable space to relax and unwind with your neighbours and friends.





## 11 Sharman Beer Court

Approximate Gross Internal Area = 50 sq m / 538 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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## Tim Russ and Company

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
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