



Sharman Beer Court, Thame - OX9 2DD

Guide Price £275,000

 **TIM RUSS**  
& Company



## Sharman Beer Court

Thame, Oxfordshire

- SOUGHT AFTER GROUND FLOOR MAISONETTE (OWN ENTRANCE)
- TWO BEDROOMS
- BOTH NEWLY RE-FITTED KITCHEN & WET/SHOWER ROOM
- OVERLOOKING ATTRACTIVE COMMUNAL GARDENS
- COMMUNAL FACILITIES. LOUNGE & DINING AREAS
- CLOSE TO PARK & THAME HIGH STREET
- RESIDENT & VISITOR PARKING AVAILABLE ON-SITE
- NO CHAIN SALE



# Sharman Beer Court

Thame, Oxfordshire

Sharman Beer Court is a sought after age exclusive community situated just a very short walk from Thame High Street and next to Southern Road Park.

This two bedroom ground floor maisonette complete own entrance is positioned in a prime position within the development.

In short, the property consists of an entrance porch, sitting room opening to the kitchen, two bedrooms, one of which boasts a large built in wardrobe. There is a refitted bathroom. The property has been upgraded and redecorated throughout.

The entrance porch is a useful storage area whilst the sitting room is light and airy with a French door and windows overlooking the communal gardens.,

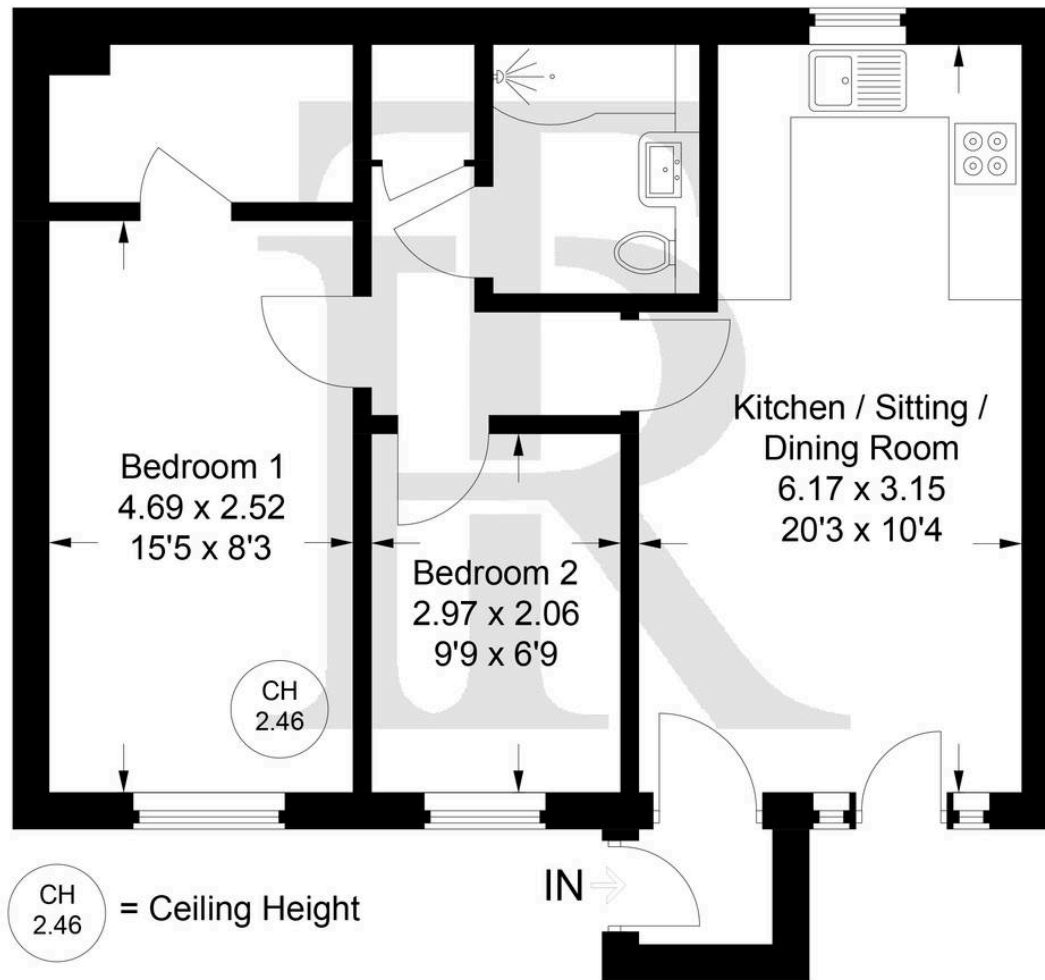
## Outside

There are well tended communal gardens throughout the complex with a range of outside seating areas. Both resident and visitor parking is available on site and the property is opposite the main building for easy access to the communal facilities located in the main building.

Tenure: Leasehold 961 Years. S/C £2580 per annum

EPC: C Council Tax: C





## 95 Sharman Beer Court, OX9 2DD

Approximate Gross Internal Area = 50.8 sq m / 547 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

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