



Summersbee Court, 53 Windmill Road - OX9 2FD

Guide Price £230,000

 **TIM RUSS**  
& Company



## Flat 11

Summersbee Court, Thame

- HIGHLY SOUGHT AFTER RETIREMENT COMPLEX FOR THE OVER 60's
- TWO BEDROOM FIRST FLOOR RETIREMENT FLAT
- BRIGHT & AIRY HOME
- ALLOCATED PARKING SPOT PLUS ADDITIONAL VISITOR PARKING
- RECENTLY REPLACED ROOF COMPLETED TO A HIGH STANDARD
- ACCESS TO POPULAR PHOENIX TRAIL AND PICTURESQUE HIGH STREET NEARBY
- SPACIOUS AND WELL APPOINTED SHOWER ROOM
- LIFT ACCESS
- NO ONWARD CHAIN
- LONG LEASE & £145 P/M SERVICE CHARGE



# Flat 11

## Summersbee Court, Thame

Situated just a short walk from both the High Street and Phoenix Trail, each flat benefits from an allocated parking space and communal gardens, whilst a lift provides access to the first floor. There are non-resident part-time scheme managers on duty and Careline alarm service. Organised by the scheme managers and residents, there is an array of social activities including weekly meals, games afternoons, coffee morning and bingo. This property benefits from a recently replaced roof completed to a high standard.

Positioned on the first floor, the property is offered to the market in a clean and presentable manner throughout, having been well looked after. Off the main hall, there are two bedrooms a shower room and sitting room open with the kitchen. The shower room is fully tiled and fitted with a walk-in shower unit. The kitchen is fitted with a range of wall and base units, integrated fridge/freezer, electric oven and hob & washing machine.

Outside, there is allocated parking for one vehicle with additional visitor parking available on site. The communal gardens are meticulously maintained and offer a variety of seating areas and clothes lines.

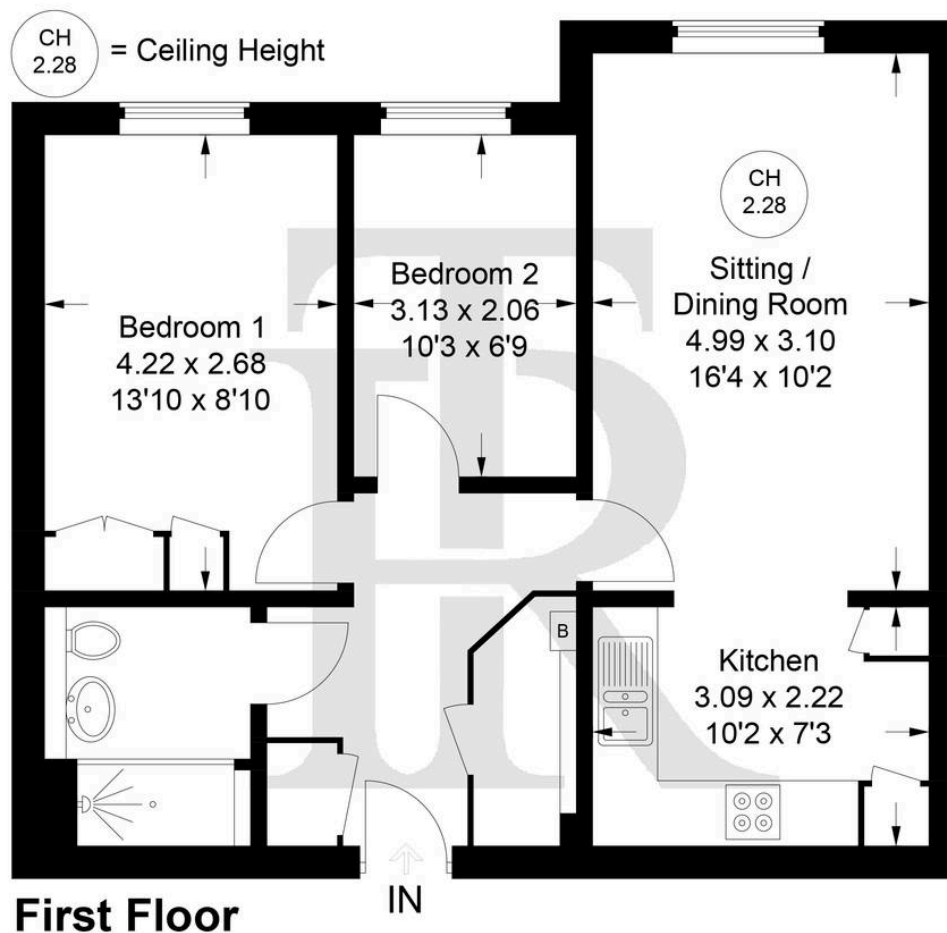
Please be aware that there is a no pets policy at Summersbee Court.

999 year lease from 2008

£145p/m Services

Council Tax band: C





## Flat 11, 53 Summersbee Court, Windmill Road, OX9 2FD

Approximate Gross Internal Area  
55.8 sq m / 601 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

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