



Sharman Beer Court

Thame

White Lion

Residential



# Sharman Beer Court

Thame OX9 2DD



- Two Bedroom First Floor Flat
- Open Plan Living Room & Kitchen
- Modern Electric Radiators
- Residents Car park
- Short Walk To Thame Town Centre
- Re-Fitted Shower Room
- Well Maintained Communal Gardens
- 60+ Minimum Age Requirement

## About the property

Offered with no onward chain a two bedroom first floor apartment in a popular retirement development close to Thame town centre. The property is offered in good decorative order and has a lovely open plan kitchen/living room. Other features include a refitted shower room, new carpets, modern electric wall mounted heaters, and a security intercom entrance system. Sharman Beer Court is a pleasant and well run development with a communal lounge, laundry room, guest facilities and a resident manager. Thame's shops, supermarkets, restaurants and pubs are just a short walk away. The lease is 999 years from 1987





### About the area

Thame is a bustling market town surrounded by beautiful countryside with many walks, including the Phoenix Trail. Thame spreads out from the historic market place and there are numerous high quality independent shops including butchers, bakers and delicatessens, in addition to Waitrose and the usual chains. There are weekly markets and other amenities include: the sports centre, Lord Williams Secondary School and a variety of restaurants and pubs. Haddenham Parkway Station is less than three miles from the town centre and the M40 is under 10 minutes' drive.

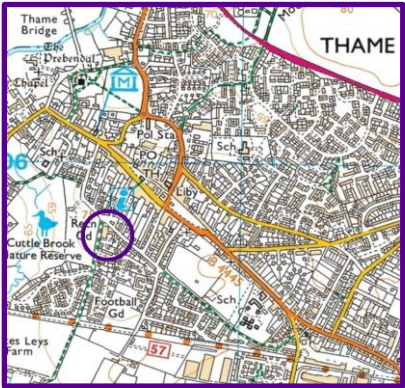


*'A first floor apartment located just a short walk from the town centre, offered with no onward chain'*

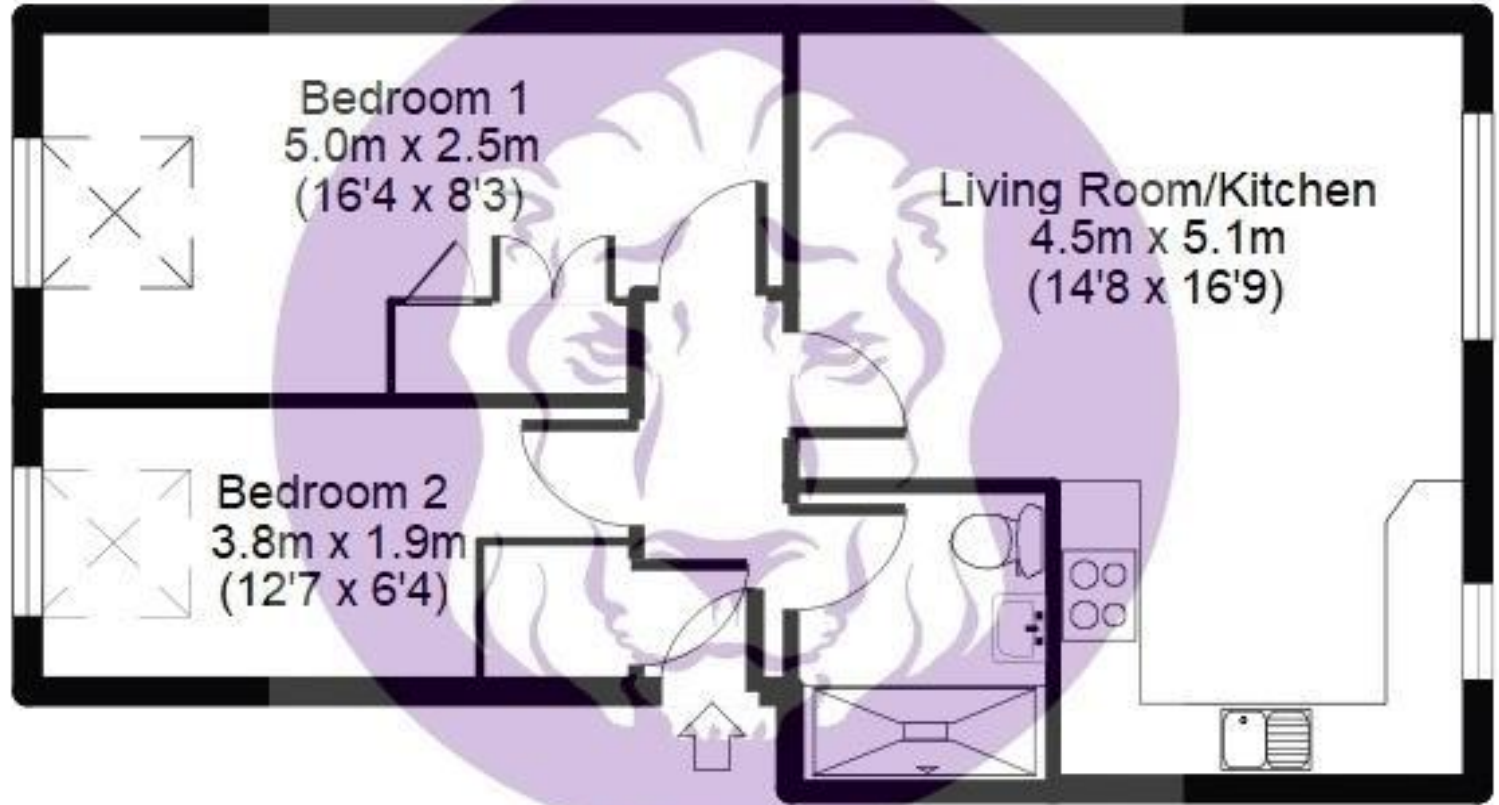


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Sharman Beer Court, Thame, OX9 2DD  
 APPROX GROSS INTERNAL FLOOR AREA: 45 sq. m / 487 sq. ft

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