

69 ROOKS COURT

ROOKS LANE, THAME, OX9 2EA



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‘A LOVELY GROUND FLOOR APARTMENT FOR OVER 60’S’

Tucked away in the corner of this highly sought after development, is this well presented two bedroom ground floor retirement property for the over 60’s. The home is located at the end of Rooks Lane and within a stones throw of the High Street and is offered to the market with NO ONWARD CHAIN.

This light and airy property is perfect for an older individual or couple. It benefits from off road parking and is perfectly located for all of the high street amenities and with a pleasant overlook over Rooks Lane.

The entrance hallway leads to the well presented sitting room with French doors leading onto a private patio area with direct access to a shared garden. There is a modern kitchen equipped with a wide range of base and wall units and plumbing for a washing machine as well as electric cooker.

The apartment has two double bedrooms, the main bedroom benefits from fitted wardrobes and overlooks the garden. The smaller double bedroom overlooks the front of the property. There is a large bathroom with an open walk in shower and seat.

Outside, there is a patio terrace where you could relax and catch the sun, as the garden maintenance is included in the management fee. There is also a ramp to allow easy access to the property via a mobility scooter if required.

The property is leasehold with 87 years remaining.

Thame is a thriving and historic market town, surrounded by beautiful countryside, with many walks. The town retains a traditional high street shop experience, with many high quality independent tea shops, restaurants, butchers, delicatessens and bakers.





OVERVIEW

- Shared garden and private patio
- Two bedrooms
- Well presented throughout
- Walk in shower
- Close to all amenities
- Courtyard area, access via patio doors from sitting room
- Walking distance of Thame Town Centre
- Residents over 60 years old
- Quiet area
- 87 Years lease
- NO ONWARD CHAIN

Guide Price £250,000 LEASEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains water and electric

Local Authority: Oxfordshire

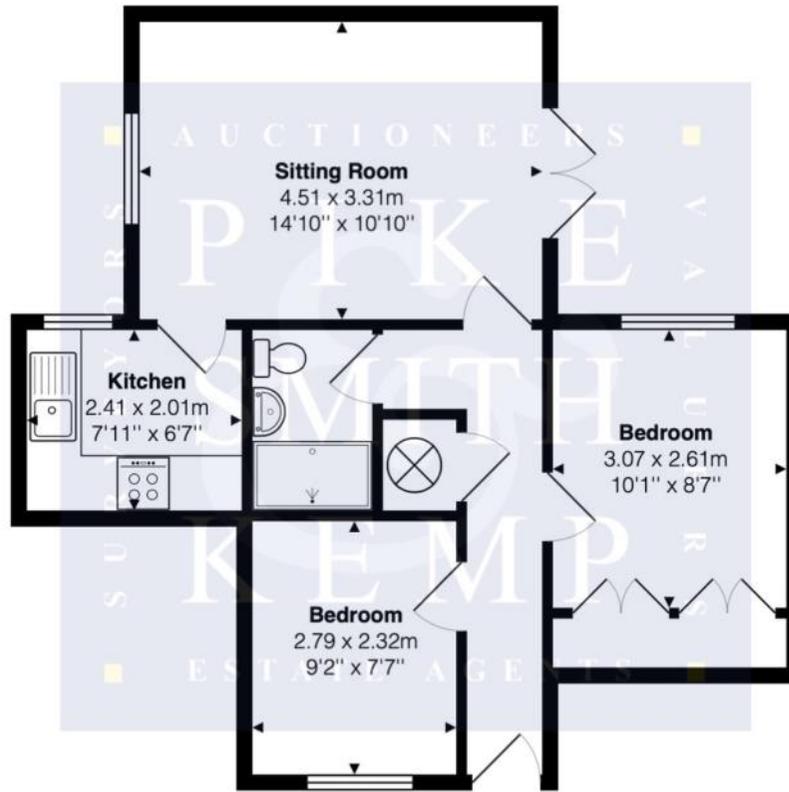
Council Tax Band: C

Energy Rating:

Broadband Speed:

Service Charge: £1400.00PA

Ground Charge: £159.00PA



The approximate total area for the elements of the property represented on the floorplan is 47 SqM (502 Sq.Ft)

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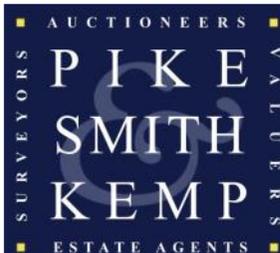
This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

LOCATION

A thriving, market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is rich in history with Mediaeval, Georgian and Victorian architecture. Its iconic boat-shaped high street wraps around the market place and hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

Thame has unique, award winning shops which share the high street with well-known brands, traditional English pubs selling real ale, Italian, Chinese and Indian restaurants, delightful cafes and tea rooms. The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area.

Thame - Cookham - Maidenhead



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