

# 77 ROOKS LANE

THAME, OXFORDSHIRE, OX9 2EA



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**A beautifully presented ground floor two bedroom property for the over 60s in this highly sought after location in Thame, and within walking distance of the High Street.**

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 outlook over Rooks Lane.

The property boasts a good-size living room with French doors leading to communal gardens with outside patio area directly in front of the patio doors. There is a modern kitchen including an electric hob, integrated double oven and fridge/freezer.

The apartment has two double bedrooms (the 2nd bedroom is currently used as a dining room) and a shower room with large power shower. The main bedroom is fitted with security shutters to allow the windows to be open in the summer through the night if required.

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

The property is leasehold with 89 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.

‘A FABULOUS HOME FOR THE OVER SIXTIES’



## ● IN BRIEF

- Two bedroom, ground floor flat
- Communal gardens that are well maintained
- Flexible living space
- Shower room, with power shower
- Ideally situated for Thame High Street



## OVERVIEW

- Sought after location
- Flexible living space—ideal for the older generation
- Beautifully presented
- Modern fully fitted kitchen
- Easy to maintain outside garden
- Off-street parking
- Two Double Bedrooms
- Bathroom with power shower
- 89 years remaining on lease

**GUIDE PRICE: £325,000 LEASEHOLD**



## SUPPLEMENTARY INFORMATION

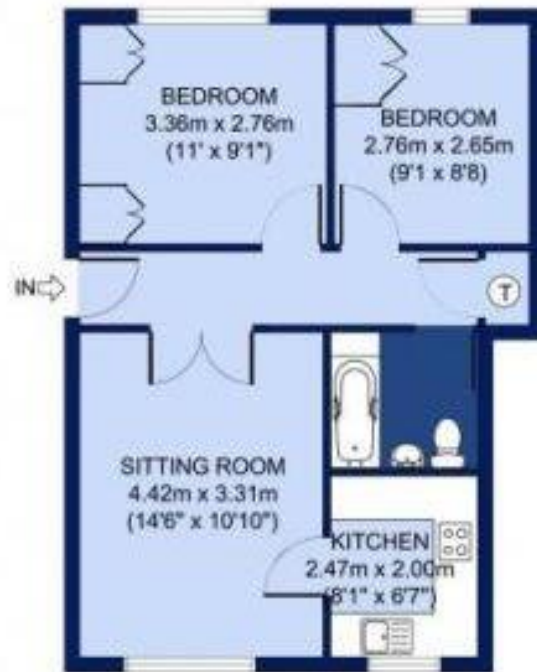
**Services:** Electricity, drainage and water

**Heating:** Electric storage heaters

**Energy Efficiency Rating:** D

**Local Authority:** South Oxfordshire District Council

**Council Tax:** Band C



APPROX. GROSS INTERNAL FLOOR AREA 527 SQ FT / 49 SQ M  
77 ROOKS COURT THAME

## LOCATION

A thriving, 'living' 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.

Commuting: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 Junction 7 and 8. The nearest train station is Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham.

### PIKE SMITH & KEMP

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Thame - Marlow - Cookham - Maidenhead

