

Asking Price £499,950 Leasehold

2 Bedroom, Apartment - Retirement

11, Yeats Lodge Greyhound Lane, Thame, Oxfordshire, OX9 3LY

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Yeats Lodge

Yeats Lodge is a stylish development of 41, one and two-bedroom retirement apartments situated in the charming town of Thame. This flourishing market town in the heart of Oxfordshire is perfectly located at the foot of the Chiltern Hills. The High Street offers an array of shops, cafes and eateries, bakers and florists. Supermarkets, dentist, doctors, opticians and a Post Office are all located close by.

There are good bus routes to Haddenham, Thame and surrounding areas whilst Thame Parkway Railway Station offers a direct link to London Marylebone Station.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Yeats Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Yeats Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Yeats Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT

Welcome to Yeats Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment. The property offers spacious accommodation and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from two bay windows that provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a walk-in wardrobe plus an additional cupboard providing ample storage space. An en-suite offers a curved shower with handrail, a WC and wash basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double room with a built-in mirrored wardrobe that could also be used as a separate Dining Room, Study or Hobby Room.

The Bathroom offers a bathtub with overhead shower and a handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk in storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- Two bedroom ground floor apartment
- Good decorative order throughout
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country.







Key Information

Service Charge (Year ending 30th November 2027)
£5,007.08 per annum.

Ground rent £625 per annum. To be reviewed in December 2030.

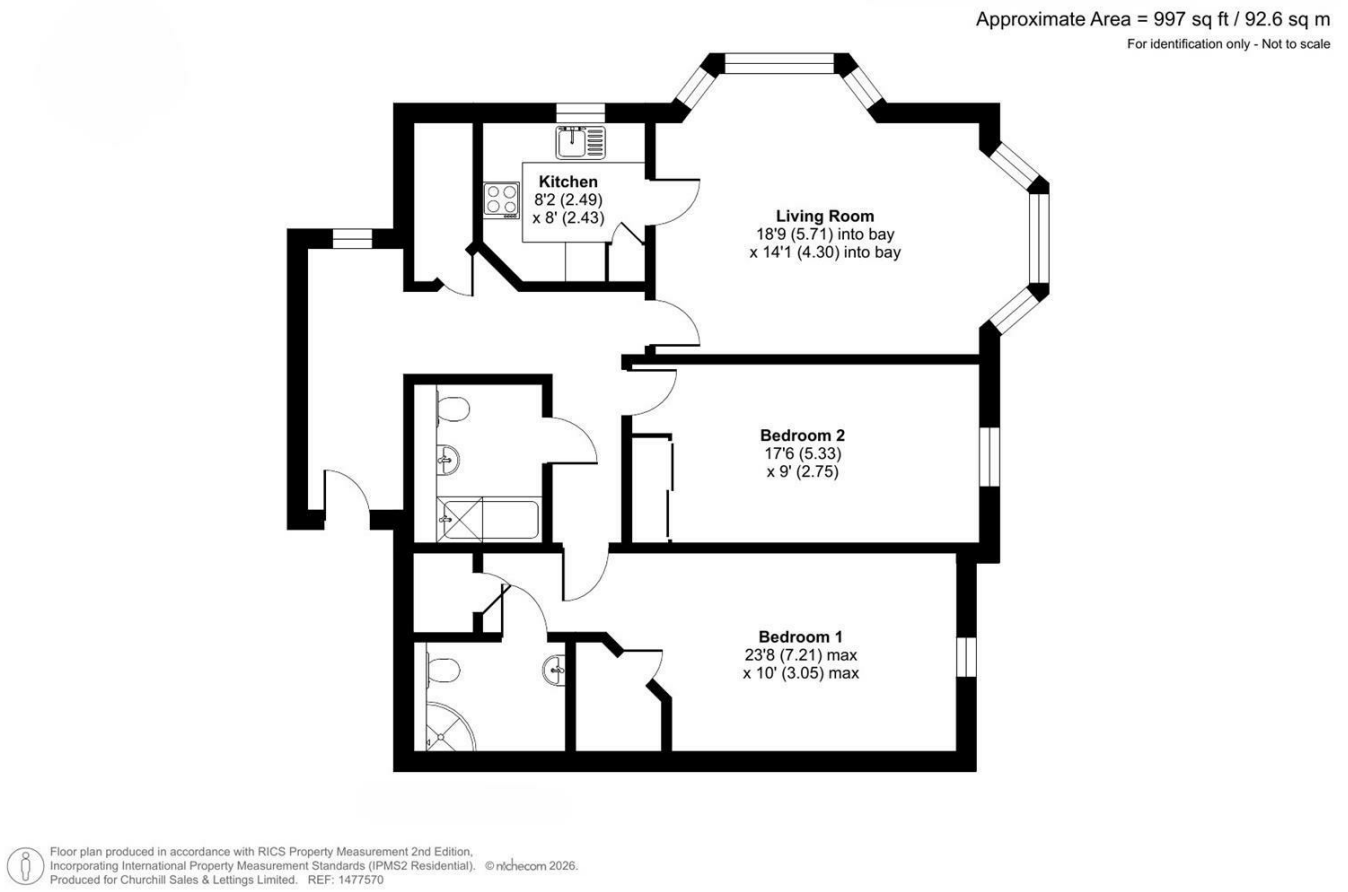
Council Tax Band D

999 year Lease commencing December 2020

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, Ground Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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