



Asking Price £360,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 **0800 077 8717**

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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 of the Guest Suites at all Churchill Retirement 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 Retirement 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

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom ground floor apartment with Patio. The property has been re-carpeted and is presented in fantastic order.

The Lounge offers ample space for living and dining room furniture with access to the Patio and communal garden.

The Kitchen is accessed via the Lounge and offers a range of 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.

The Bedroom is a generous double room with a useful walk-in wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large walk-in shower with handrail, heated towel rail, a WC and wash hand basin with vanity units above and beneath.

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



Features

- One bedroom ground floor retirement apartment
- Patio area
- New carpets
- No forward chain
- 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
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service Charge (Year ending 30th November 2025)
£3,160.77 per annum.

Ground rent £575 per annum. To be reviewed in December 2031

Council Tax Band B

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.

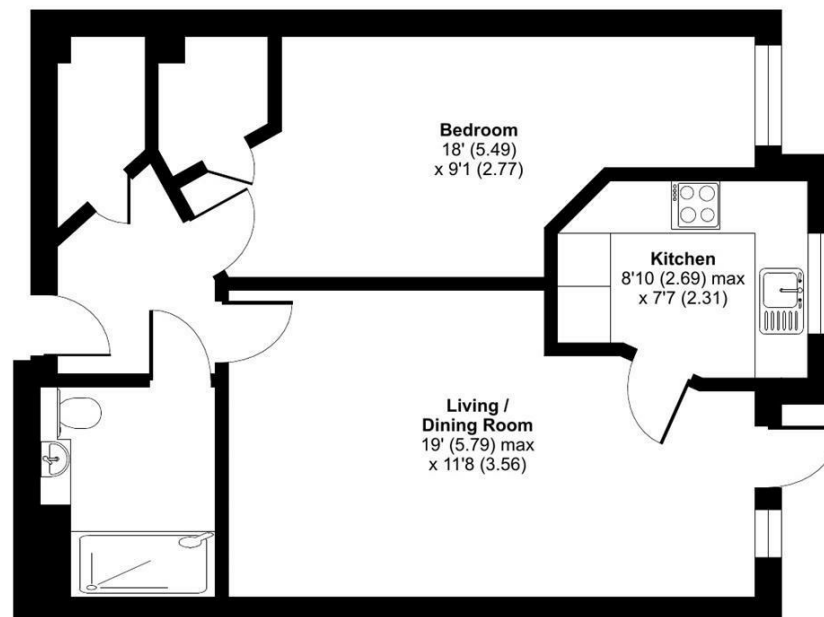
A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Churchill Estate Agents. REF: 1069655

Approximate Area = 585 sq ft / 54.3 sq m
For identification only - Not to scale



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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