



71 Palmer Road, Faringdon  
Oxfordshire, Fixed Price £64,000

Waymark



# Palmer Road, Faringdon SN7 7FR

Oxfordshire

Leasehold

**40% Share Of Ownership | Ground Floor Apartment | One Spacious Double Bedroom | Dual Aspect Open Plan Living Area | Modern Bathroom | Allocated Off-Street Parking For One Car | Popular & Sought After Location | Close To Amenities | Leasehold | Rent For Remaining 60% Equality Share Is £263.10 Per Month | Service Charge £76.06 Per Month**

## Description

Offered for sale is a 40% share of this modern and spacious one double bedroom ground floor apartment which is a great opportunity for first time buyers. Situated in a popular development in Faringdon, only a short walk to local super markets, amenities and local schooling. The property also benefits from off street allocated parking.

This spacious apartment is immaculate throughout and comprises of; Entrance hall, two storage cupboards, double aspect open plan kitchen/living area with modern kitchen, family bathroom with shower over the bath and a spacious and light double bedroom.

Outside to the front there is an allocated parking space. To the rear there is an outside communal drying area as well as access to a bike store.

The property is leasehold and there is circa 111 years left on the lease. The monthly service charge and rent for the remaining 60% share totals £339.16 per month. The property is connected to mains gas, electric, water and drainage. There is mains gas central heating and upvc double glazing throughout.

## Location

The historic market town of Faringdon dates back to the 12th Century and is located almost equidistant of Swindon and Oxford. The adjacent A420 leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route.

The town itself has a thriving community and amenities such as the Leisure Centre, Library, Doctors Surgery, two primary schools and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose, Aldi and a Home Bargains store in addition to the existing Tesco store.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: B



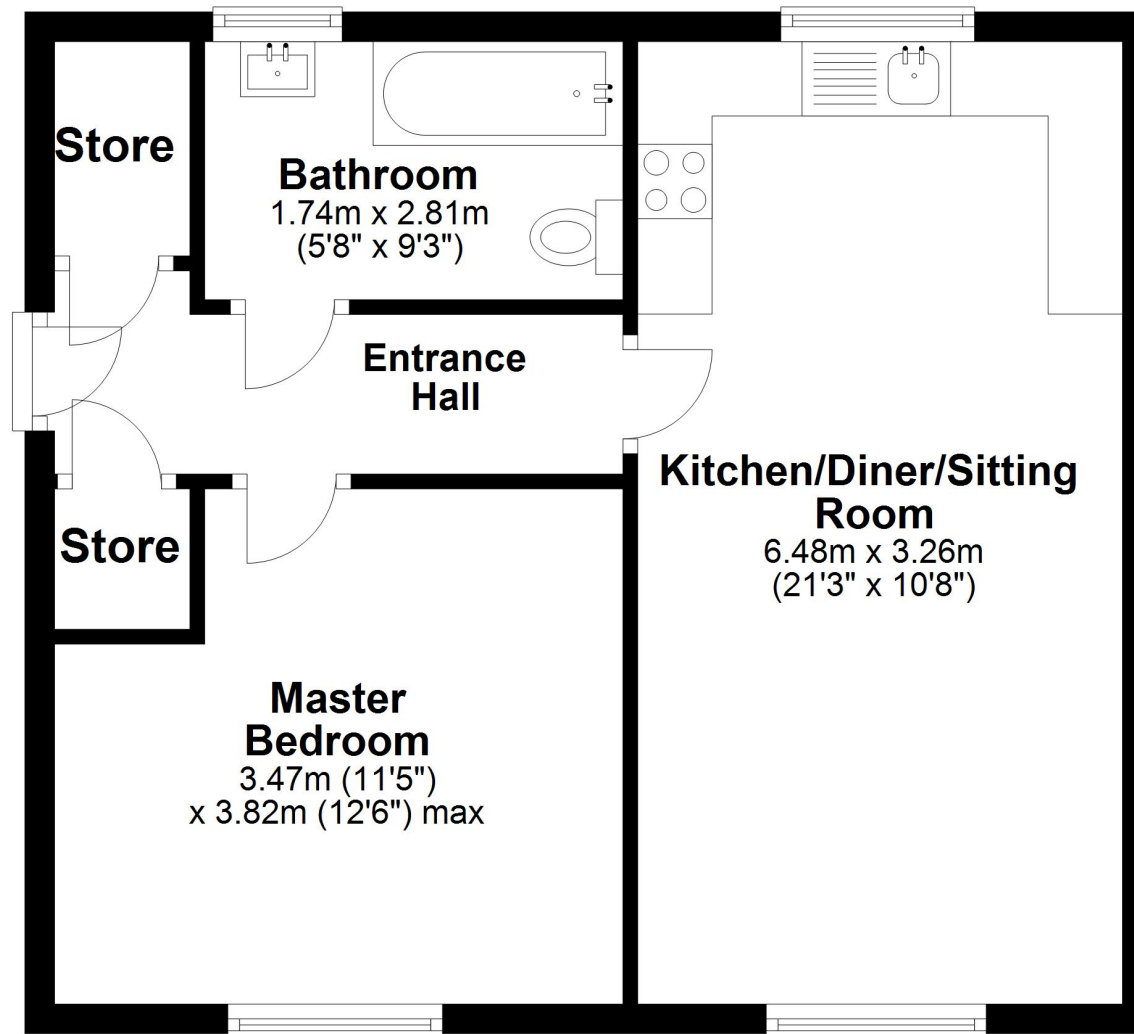
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Ground Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



**Total area: approx. 46.5 sq. metres (500.9 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



