



Eastfield Court, Church Street, Faringdon
Oxfordshire, Guide Price £160,000

Waymark

Church Street, Faringdon SN7 8SL

Oxfordshire

Leasehold

Chain Free | Retirement Property for the Over 60's | Second Floor Apartment With Lift Access | Two Bedrooms Both With Walk-In Wardrobes | Spacious Sitting Room | Good Size Kitchen | Modern Shower Room | Beautiful Manicured Communal Gardens | Leasehold With Circa 159 Years Remaining | Service Charges Circa £294 Per Month | Central And Prominent Town Location | Close To Amenities & Bus Stop

Description

A fantastic opportunity to purchase this immaculate and spacious two bedroom second floor retirement apartment, which is situated in the heart of the popular market town of Faringdon, close to all amenities and bus stop. The property also benefits from manicured communal gardens and lounge.

The property is offered to the market chain free and comprises; Entrance hall with several storage cupboards, light and airy kitchen with views over communal gardens, spacious sitting room with view towards the church, modern recently fitted shower room, two spacious and light bedrooms, both with built-in wardrobes.

Outside there are communal landscaped gardens for all owners to enjoy. There is also a communal lounge and a laundry room.

The property is leasehold and is connected to mains electric, water and drainage. There are circa 159 years remaining on a 199 year lease, and the combined ground rent and service charges are circa £294 per month which includes buildings insurance.

This property must be viewed to be fully appreciated.

Location

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which 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, independent traders, 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 and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

Viewing Information

By appointments only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



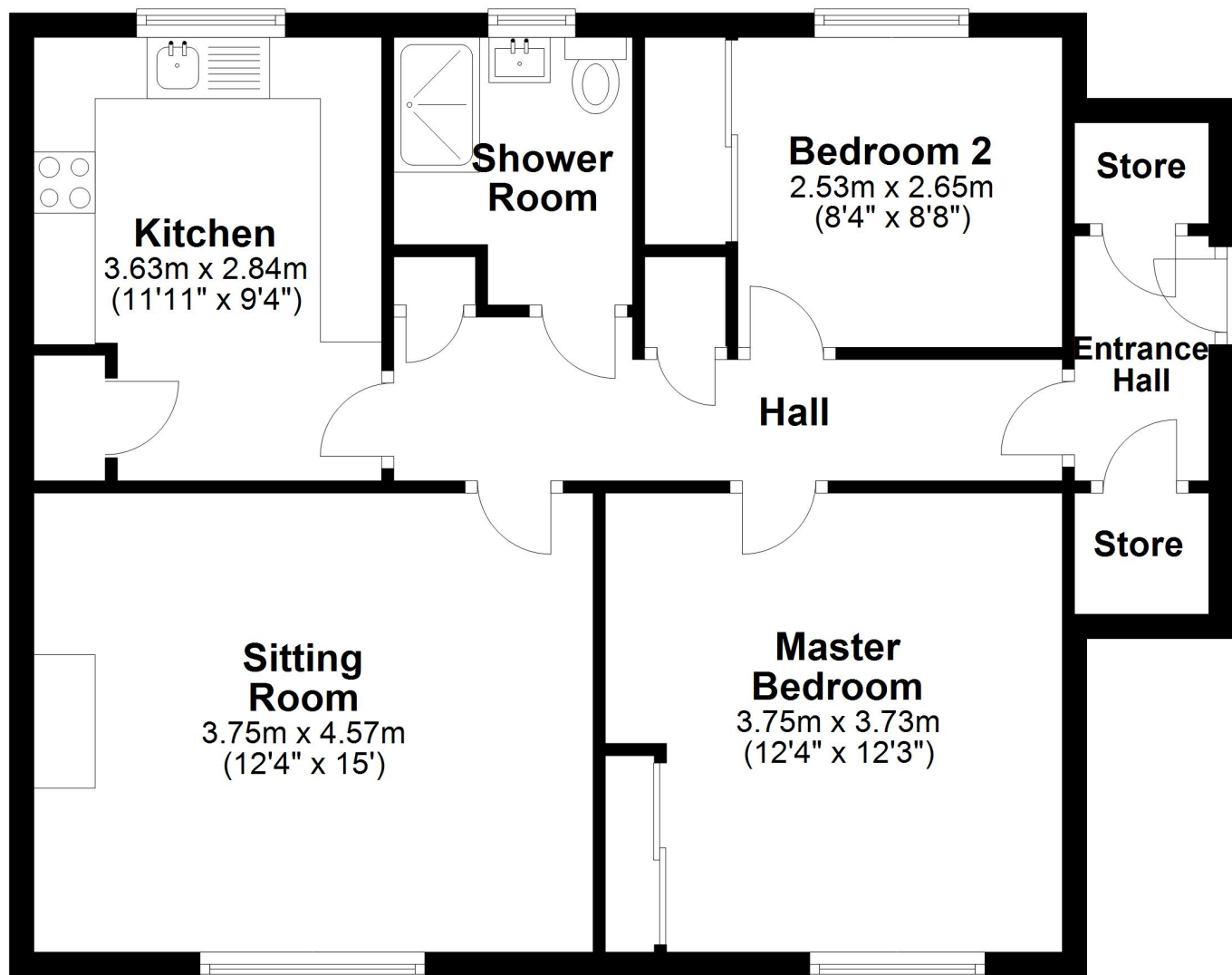
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	80
		EU Directive 2002/91/EC	

Second Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 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.

