



Flat 54 Dove Court, Swan Lane, Faringdon  
Oxfordshire, Offers in Excess of £90,000

Waymark

# Swan Lane, Faringdon SN7 7AB

Oxfordshire

Leasehold

**One Bedroom Apartment | Upper First Floor | Open Plan Living Space | One Double Bedroom With Built-In Wardrobe | Beautiful Communal Gardens | Private Off-Street Parking For Residents | Close To Town Centre & Amenities | End Of Chain**

## Description

A very well maintained and presented upper first floor retirement apartment situated within the popular Dove Court development, a short distance from Faringdon's marketplace and amenities. The property is light and airy throughout offering retirement living in a community situated close to the town centre.

The apartment is offered to the market chain free, and is accessed via a communal stairway or lift and comprises an entrance hall which includes a large storage cupboard. The hall leads into a bright and airy sitting room, providing ample room for a dining table and chairs. A door leads from the dining area to the kitchen which comprises a range of wall and floor units, an eye level built-in electric oven and hob. There is a spacious double bedroom complete with a built-in wardrobe, as well as a bathroom with built-in storage. The property Also benefits from views over the communal gardens from the kitchen, sitting room and bedroom.

The communal ground floor entrance hall gives access to a shared residents lounge with ample comfortable seating and small kitchenette. A laundry room and a guest suite are also available on the ground floor.

The communal gardens are beautifully maintained and there is ample private parking for residents and their visitors.

The lease is 125 years from 2005, with ground rent of circa £395 per annum and service charge currently of approx £1,800 per annum. Furniture in the property is also be available to purchase if desired.

## 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, Home Bargains and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



**Waymark**  
**Faringdon Office**

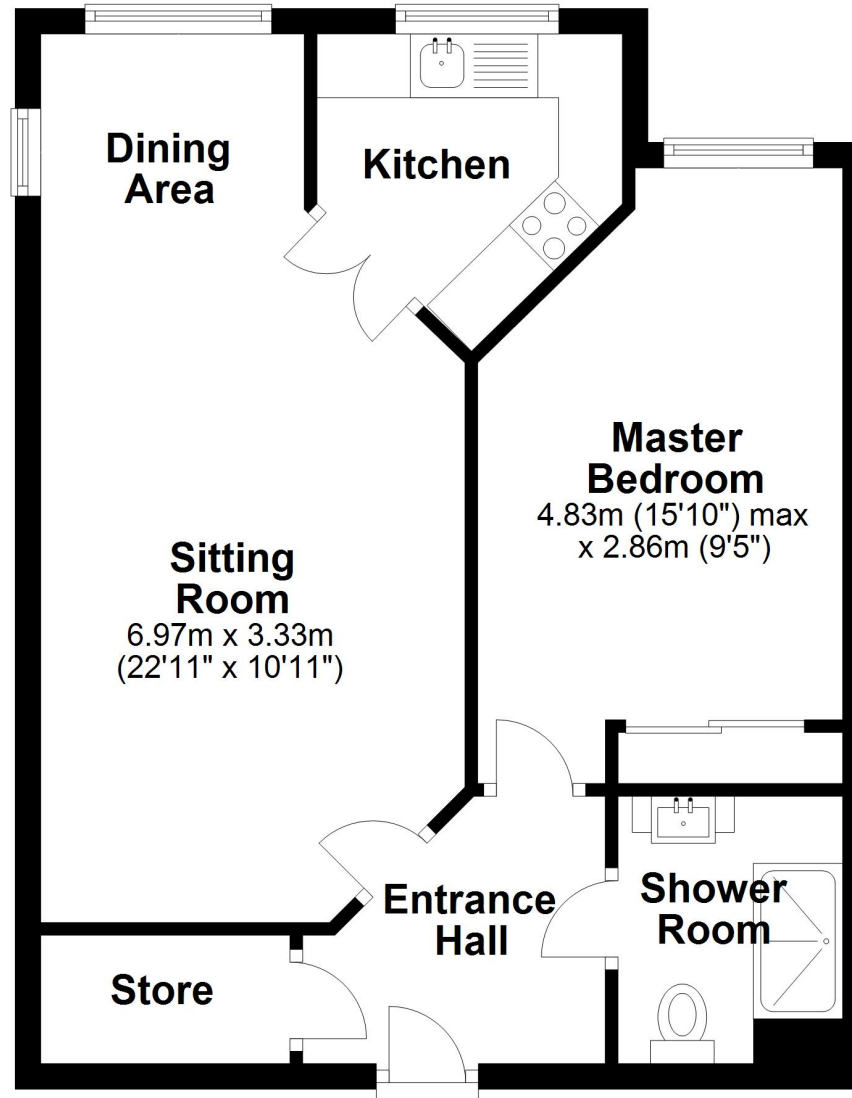
T: 01367 820070

E: [farindon@waymarkproperty.co.uk](mailto:farindon@waymarkproperty.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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		78	81
		EU Directive 2002/91/EC	

# Ground Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



**Total area: approx. 49.0 sq. metres (527.3 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.

