



Flat B, 10 Gravel Walk, Faringdon  
Oxfordshire, Offers in Excess of £140,000

Waymark



# Gravel Walk, Faringdon SN7 7JW

Oxfordshire

Share of Freehold

**Upper Ground Floor Apartment | Spacious Master Bedroom With Two Fitted Wardrobes | Open Plan Living Space With Modern Kitchen | Large Windows And Hard Wood Flooring | Shower Room | Communal Garden To Enjoy | Central And Prominent Location | Close To All Amenities, Schooling & Market Place**

## Description

A fantastic opportunity to purchase this beautiful upper ground floor, one double bedroom apartment which is located in the heart of the popular town of Faringdon. The apartment is only a short walk to amenities including the market place, shops, super markets, cafe's, public houses and local schooling. The property also benefits from open plan living and a communal garden to enjoy.

The property is share of freehold and comprises; Communal Entrance hall which provides access to both the property and communal garden, open plan kitchen/diner/sitting room complete with modern fitted kitchen large windows and solid wooden flooring, large master bedroom with large windows, two fitted wardrobes and solid wooden flooring, shower room.

Outside there is a parking bay to the front which is first come first served and un-allocated. To the rear there is a communal garden which is laid to lawn and artificial grass for all residents to enjoy.

The property is share of freehold with a lease of 986 years remaining and is connected to mains electricity, water and drainage. There is upvc double glazing throughout as well as electric radiators for heating. There is a monthly service charge which has been agreed with all residents to help with ongoing maintenance of the property, communal areas, gardens etc as well as buildings insurance. This comes to an annual cost of £780 per annum.

## 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 appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: A



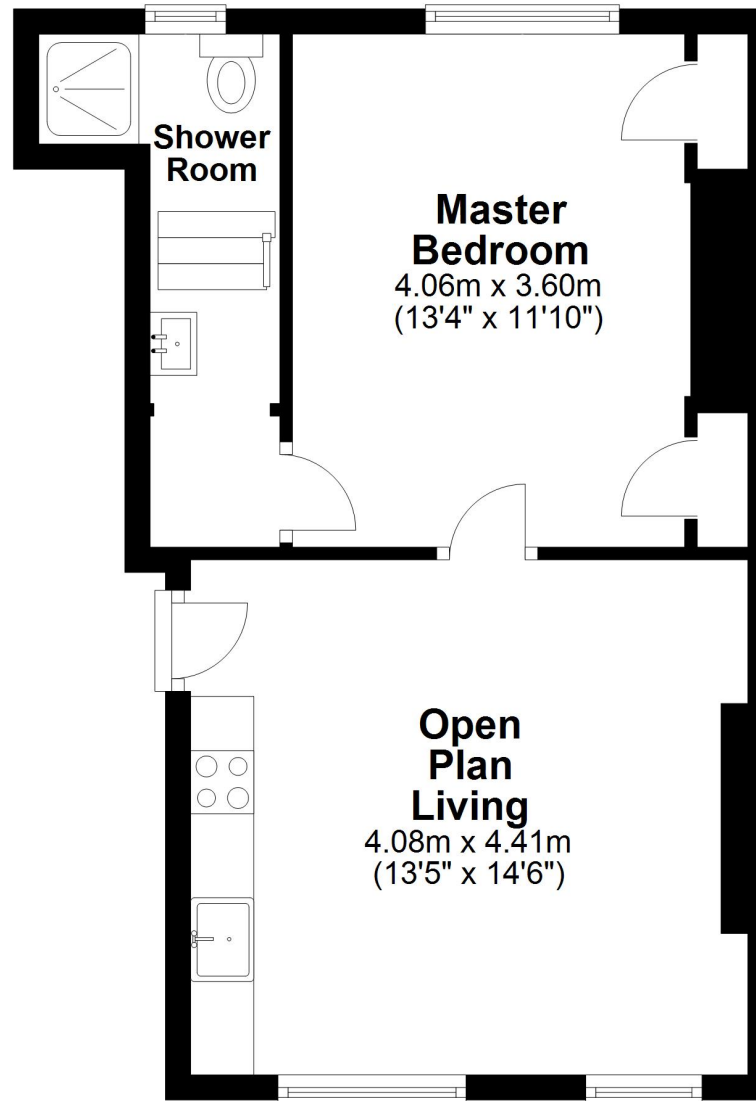
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## Ground Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



**Total area: approx. 38.4 sq. metres (413.5 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.



