



Amphill Way, Faringdon SN7 7GS  
Oxfordshire, Offers in Excess of £200,000

Waymark



Ampthill Way, Faringdon SN7 7GS

Oxfordshire

Leasehold

Ideal First Time Buy or Investment Purchase | Open Plan Kitchen/Living area | 2 Double Bedrooms | Two Modern Bathrooms Including En-suite | West Facing Balcony | Allocated parking | Convenient for A420 (access to Oxford and Swindon) | Sought After & Popular Location

Description

A fantastic opportunity to purchase stunning and bright two double bedroom first floor apartment located in a popular location on the edge of Faringdon. The location provides excellent commuter access onto the A420 and only a short walk to local amenities. The property also benefits from open-plan living, two bathrooms, and off-street parking.

The property is in immaculate condition and comprises of; Entrance hallway with a large storage cupboard with plumbing for a washing machine and tumble dryer, open-plan triple-aspect kitchen/dining/sitting area, with french doors out to a west facing balcony overlooking the communal green, two double bedrooms with a master en-suite, and a separate family bathroom.

Externally, the property is located in a popular location on the edge of Faringdon and boasts a small terrace area, accessed from the french doors from the sitting room, that overlooks a communal green to the front. There is one allocated parking space and also a secure communal space for the storage of bins and bicycles.

The property is leasehold with circa 120 years remaining on the lease and is connected to mains gas, water, electric and drainage. There is gas central heating and upvc double glazing throughout. The annual service charge for this year is £2139 and the ground rent is £196. 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 appointment only please.

Local Authority

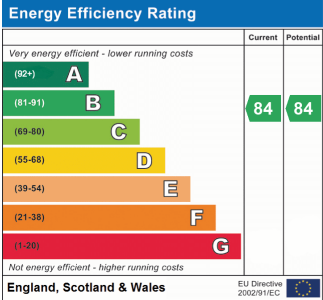
Vale of White Horse District Council

Tax Band: C



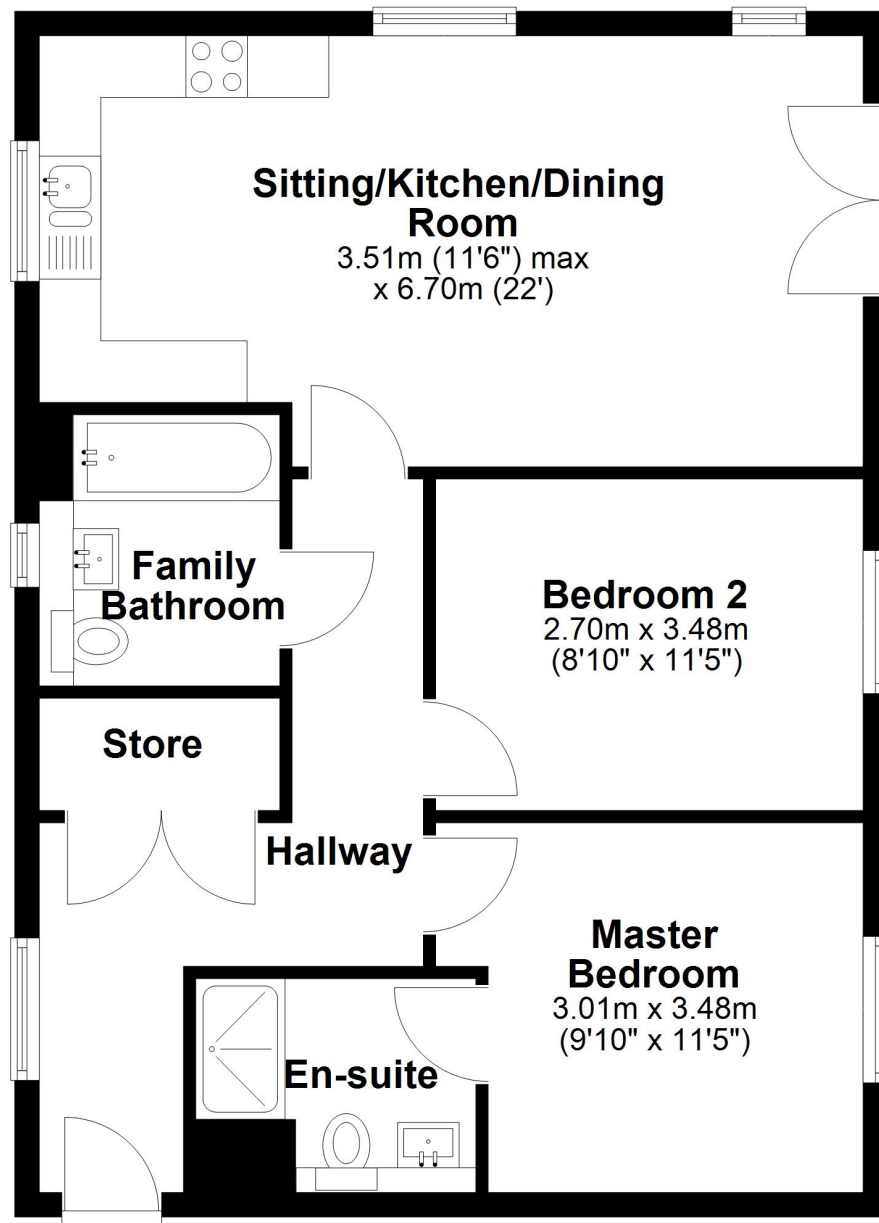
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## Ground Floor

Approx. 63.0 sq. metres (678.5 sq. feet)



**Total area: approx. 63.0 sq. metres (678.5 sq. feet)**

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.

