



Dove Court, Swan Lane, Faringdon  
Oxfordshire, Guide Price £105,000

Waymark

# Swan Lane, Faringdon SN7 7AB

Oxfordshire

Leasehold

**No Onward Chain | Immaculate One Double Bedroom Apartment | Retirement Property for the Over 60's | Upper Ground Floor Apartment | Beautiful Communal Gardens | Private Off-Street Parking For Residents | One Double Bedroom With Built-In Wardrobe | Open Plan Living Space | Close To Town Centre & Amenities | Leasehold**

## Description

A fantastic opportunity to purchase this very well maintained and presented upper ground floor one double bedroom retirement apartment, situated within the popular Dove Court development, a short distance from Faringdon's marketplace. The property is light and airy, and is immaculate throughout, offering retirement living in a community situated close to the town centre.

The apartment is accessed via a communal stairway and lift, and the accommodation comprises; 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. Double doors lead from the sitting room to the kitchen which comprises a range of wall and floor units, an eye level built-in electric oven, and hob. There is a double bedroom complete with a built-in mirrored wardrobe, as well as a bathroom with built-in storage and modern walk-in shower. 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 £395 per annum and service charge currently of approx £2,800 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: B



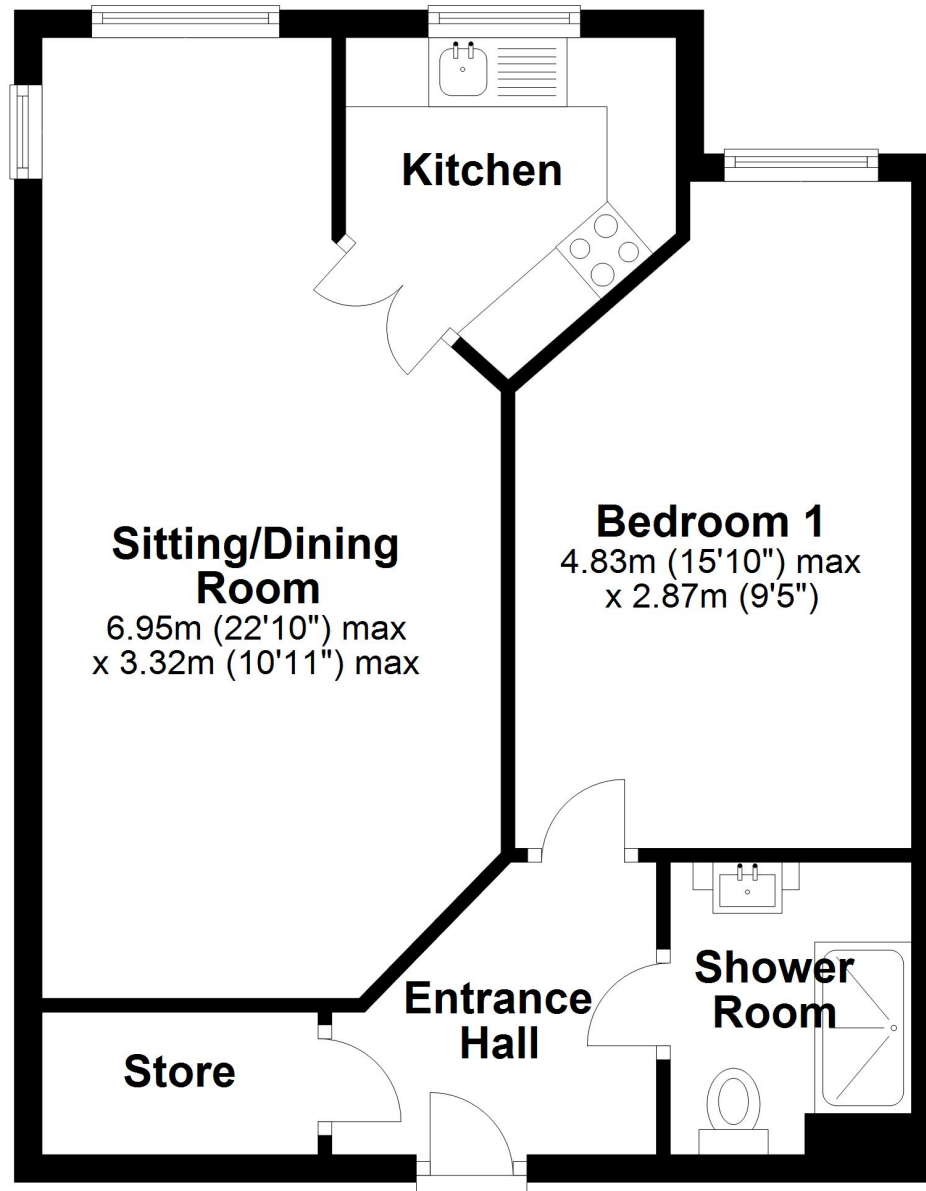
**Waymark**  
**Faringdon Office**

T: 01367 820070

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

# First Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



Total area: approx. 49.0 sq. metres (527.9 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.

