



33 Amphill Way, Faringdon
Oxfordshire, Offers in Excess of £200,000

Waymark

Amphill Way, Faringdon SN7 7GS

Oxfordshire

Leasehold

Ground Floor Apartment | Two Spacious Double Bedrooms | Dual Aspect Open Plan Living Area | Modern Kitchen With Built-In Appliances | Two Modern Bathrooms | Utility Cupboard | Small Terrace Area | Off-Street Parking | Popular & Sought After Location | Immaculate Condition Throughout

Description

A fantastic opportunity to purchase this beautiful ground floor, two double bedroom apartment, which is situated in a popular and sought after location in Faringdon and also provides great commuter access onto the A420. The property benefits from open plan living, two bathrooms, small terrace area as well as off-street parking and a view over a green to the front.

The property is immaculate throughout and comprises; Entrance hall, utility cupboard with storage space, modern open plan kitchen/diner/sitting room complete with built-in appliances and french doors out to a small terrace area, modern bathroom, two spacious double bedrooms, master with modern en-suite shower room.

Outside there is a small terrace area that is accessed from the french doors from the sitting room which over looks the central green. To the rear of the property there is allocated off-street parking for one car as well as access to the bike shed and bin store.

The property is leasehold with circa 120 years remaining on the lease. The property is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. 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 the White Horse District Council.

Tax Band: C



Waymark
Faringdon Office

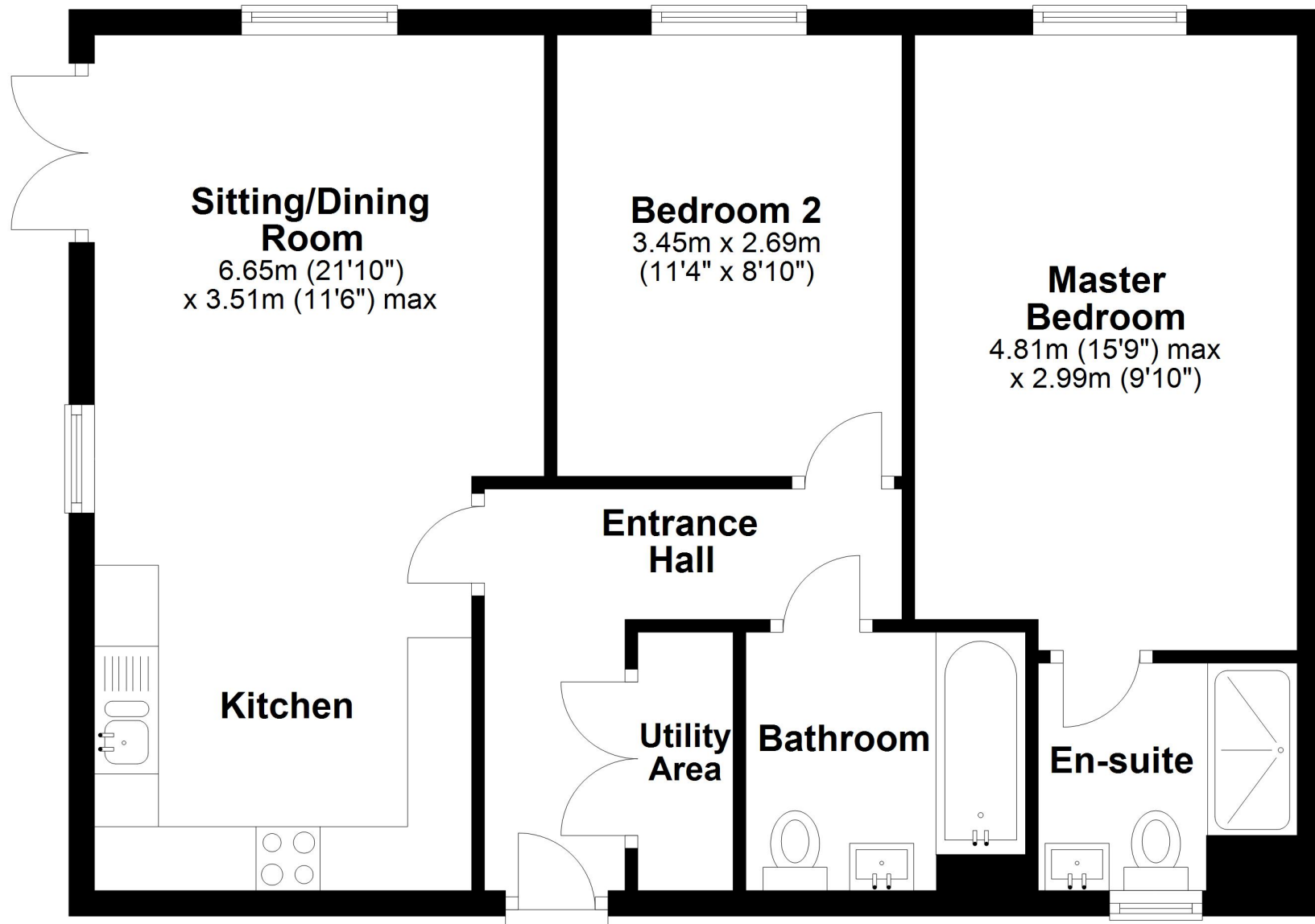
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



Total area: approx. 62.7 sq. metres (675.0 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.

