



Flat 4 Dove Court, Swan Lane, Faringdon  
Oxfordshire, Guide Price £155,000

Waymark

# Swan Lane, Faringdon SN7 7AB

Oxfordshire

Leasehold

**End Of Chain | Ground Floor Apartment | Two Bedrooms | Over 55's Development | Open Plan Living Area | French Doors Onto Terrace | Shower Room | As Well As Communal Lounge And Laundry Room | Private Parking**

## Description

-GROUND FLOOR TWO Bedroom Apartment -French Doors onto Private Terrace Area -Popular Over 55's Development -Spacious, Open Plan Living/Dining Room -Separate Kitchen -Large Walk-In Shower -Communal Gardens -Private Off Street Parking -NO ONWARD CHAIN

A fantastic opportunity to purchase this ground floor two bedroom apartment located in the popular Dove Court over 55's development in Faringdon. The property is situated in the centre of Faringdon and is only a stones throw away from the market square, amenities and bus stop. The property also benefits from open plan living space, large shower room, private access and terrace area as well as communal gardens and off-street parking.

The property is offered chain free and comprises; Entrance hall with built-in storage, modern shower room with large walk-in shower, dual aspect open plan sitting/dining room with french doors out to the terrace area, kitchen and two spacious and light bedrooms, master with two built-in wardrobes.

The property also benefits from beautiful landscaped communal gardens, as well as a communal lounge and kitchen and laundry area. There is also access to a guest apartment which all owners can use for visitors. There is plenty of private off-street parking too.

Dove Court has a house manager, as well as 24 hour care line, that can be accessed from all major rooms in the apartment. The apartment is leasehold and is connected to mains electricity, water and drainage. There is electric heating throughout.

Length of lease left: Approx. 107 years (125yr lease from 1st Jan 2005). Service Charge: In 2021 this was £3,331.09. Ground rent: £460 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: C



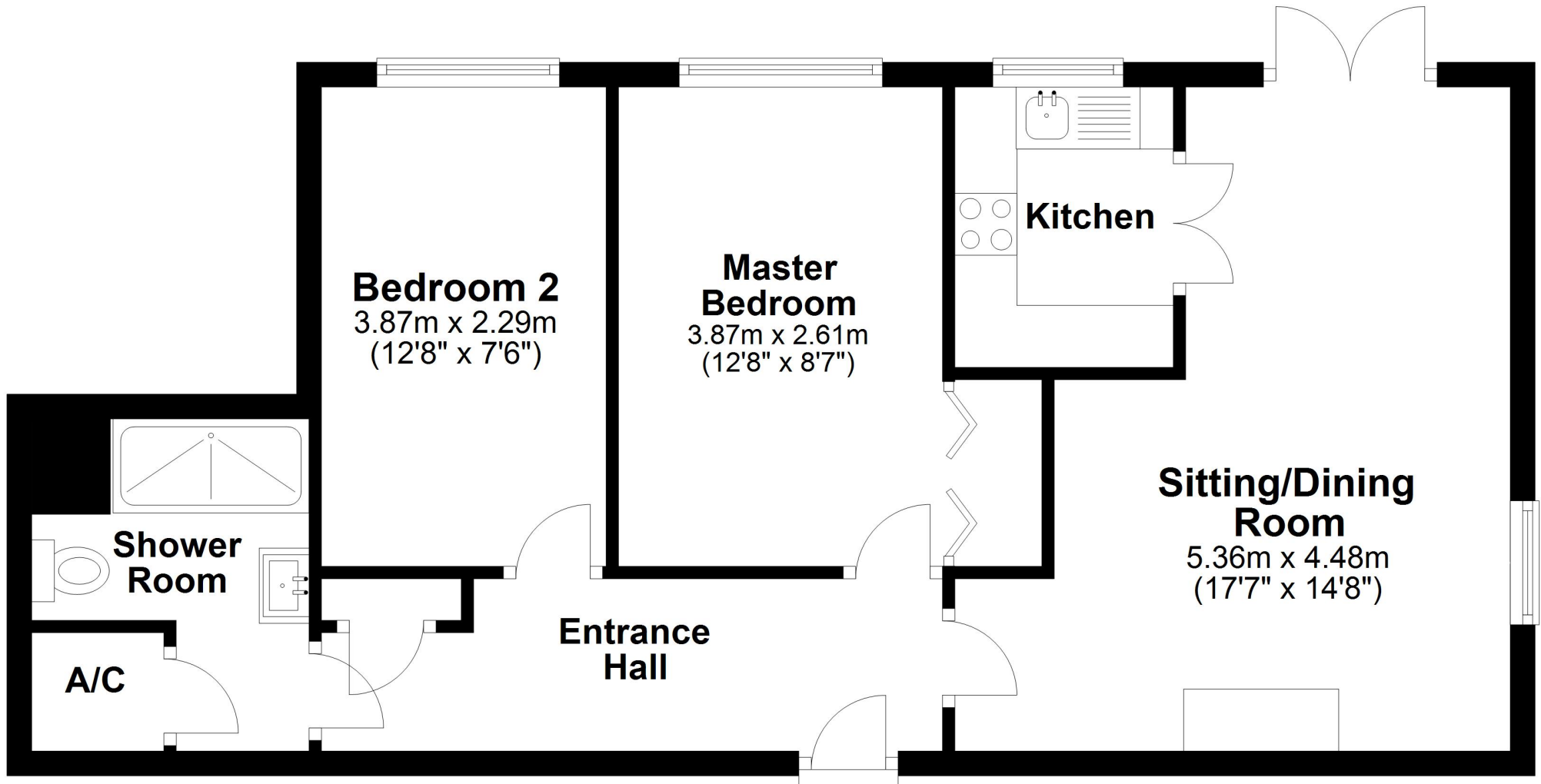
**Waymark**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Ground Floor

Approx. 57.6 sq. metres (620.5 sq. feet)



**Total area: approx. 57.6 sq. metres (620.5 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.

