



Flat 38 Dove Court, Swan Lane
Oxfordshire, Offers Over £100,000

Waymark

Swan Lane, Faringdon SN7 7AB

Oxfordshire

Leasehold

Immaculate One Bedroom Apartment | Upper First Floor | One Double Bedroom | Open Plan Living Space | Beautiful Communal Gardens | Private Off-Street Parking For Residents | Close To Town Centre | End of Chain

Description

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

The apartment is accessed via a communal stairway and lift and comprises an 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. A door leads 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 spacious double bedroom complete with a built-in mirrored wardrobe, as well as a bathroom with built-in storage. The property Also benefits from beautiful 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 circa £395 per annum and service charge currently of approx £1,800 per annum.

Location

The historic market town of Faringdon dates back to the 12th Century and is

located almost equidistant of Swindon and Oxford. The adjacent A420 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, Oxford and Wantage.

The town itself has a thriving community and amenities such as the Leisure Centre, Library, Doctors Surgery, Pharmacist and Opticians. The retail developments off Park Road provide access to Tesco, Waitrose and Aldi stores.

In 2004, Faringdon became the first Fairtrade town in the South East of England.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: B

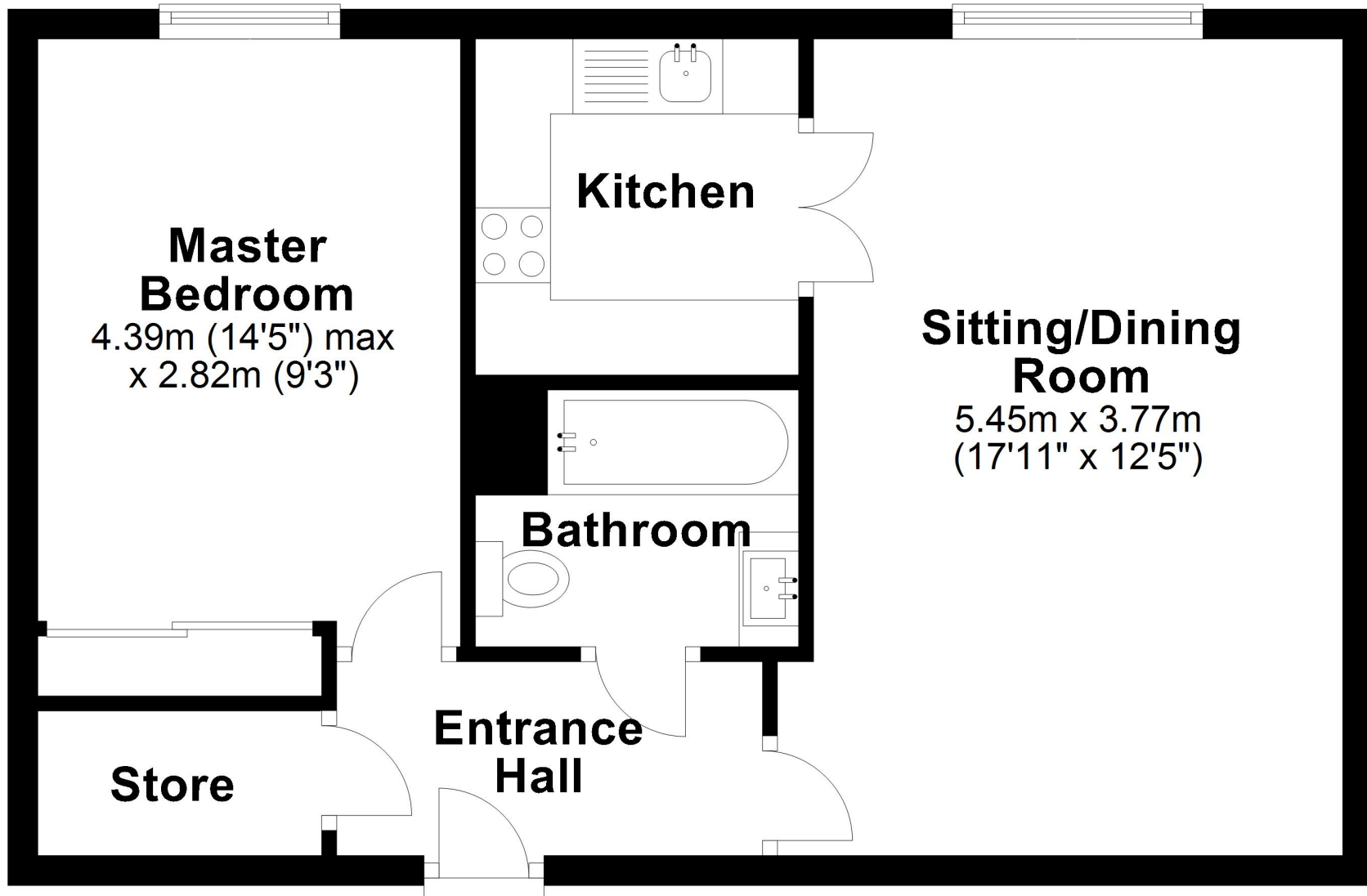


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Ground Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



Total area: approx. 47.5 sq. metres (511.2 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.

