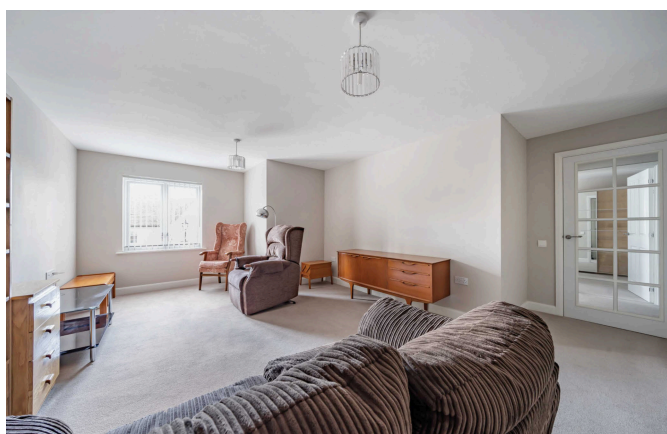


# PerryBishop

PROPERTY MADE PERSONAL

**63 Petypher House**, Petypher Gardens, Kingston Bagpuize, Abingdon, Oxfordshire, OX13 5FR



First floor retirement apartment • Two spacious double bedrooms • Large kitchen/reception room • Jack & Jill En-suite shower room • 75% ownership • Residents' communal sitting room and hobbies room • Hair and beauty salon and therapy suite • Guest suite available • EPC B



## Key Features



2  
Bedrooms



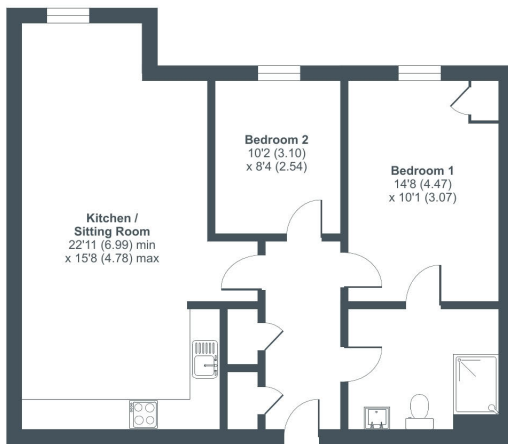
1  
Bathroom



1  
Reception

## Petypher Gardens, Kingston Bagpuize, Abingdon, OX13

Approximate Area = 764 sq ft / 71 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Perry Bishop & Chambers. REF: 950144



## About the property

A highly impressive two bedroom first floor apartment, situated in this well regarded residential retirement complex and offered for sale with no onward chain.

Petypher Gardens offer care housing for those aged 55 and over, providing an opportunity to live an independent lifestyle, within a secure environment, providing a healthy range of amenities, including weekly social events, a restaurant open all year round, entertainment room, hobby/IT room and guest suite available for £10 per night, with lift access to all floors within the complex.

The main reception hall offers an assuring sense of wellbeing with secure access to the individual private apartments and many of the on-site facilities, with access to the on-site centre manager (not care manager) who represents SOHA and Radis care services.

The apartment offers a sitting/dining room which lies open plan to the modern fitted kitchen, with hob, oven, extractor, fridge/freezer and washer/dryer. A Jack-and-Jill shower room is accessible from both the hall and master bedroom, and there is a good sized second bedroom. The apartment also has the added benefit of a water softener, underfloor heating and double glazed windows throughout.

The convenience of a regular visiting hairdresser, a mobility scooter charging room and a food store only approximately 100m away all helps to support residents to continue leading an independent way of life.

## Amenities

Kingston Bagpuize with Southmoor is situated 10 miles south-west of Oxford at the junction of the A420 and A415.

The village shops and services, including a Post Office, general stores, newsagent, small supermarket and hairdresser, are used by many neighbouring communities. The Village Hall is a facility of which the village can be justly proud.

## Directions

From Faringdon, take the A420 towards Oxford. After approximately eight miles, at the roundabout at the far end of the dual carriageway, turn right into Kingston Bagpuize and first right again into Petypher Gardens, where the retirement complex can be found on the left-hand side.

## Services & Tenure

The tenure is Leasehold, 118 years remaining. Ground rent is £100 per month. There is a service/maintenance charge of £2,686.22 per annum, paid monthly. Mains water, drainage and electricity are connected.

## Local Authority

Vale of White Horse District Council

Council Tax Band: C

## Our reference

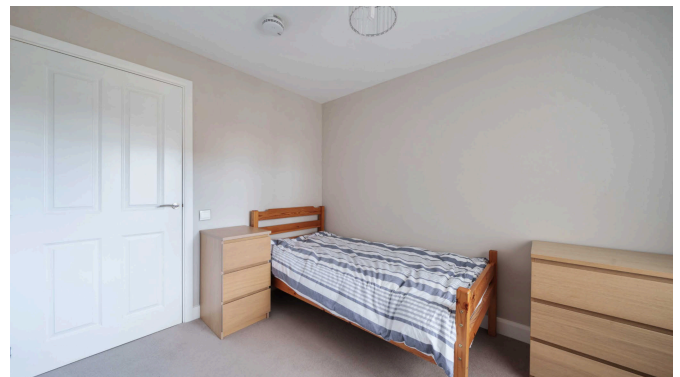
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## We'd love to hear from you

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**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

