

# PerryBishop

PROPERTY MADE PERSONAL

**Amphill Way**, Faringdon, Oxfordshire SN7 7GS



Well presented top floor apartment • One bedroom • Bright accommodation • Open plan kitchen/living/dining room • Rent potential £895pcm; Yield potential 6.3% • Off road parking • Overlooking a green • Lease length remaining approx 243 years • EPC B



# Amphill Way,

Faringdon, Oxfordshire SN7 7GS

## Key Features



1  
Bedroom



1  
Bathroom



1  
Reception

## About the property

A beautifully presented and bright apartment situated on a desirable development on the edge of Faringdon. This property is positioned on the 2nd floor with a lovely outlook over the green and boasts a wonderful spot to take in sunsets.

The accommodation comprises a spacious entrance hall which is set up as a study area with storage and a utility cupboard.

The open plan kitchen / sitting / dining room is very bright and well decorated with the kitchen area incorporating a range of fitted floor and wall mounted units and integrated appliances such as hob, oven, dishwasher, and fridge / freezer. The double bedroom is serviced by a well-appointed family bathroom.

Outside, there is one designated parking space and ample visitors' spaces.

## Amenities

The historic market town of Faringdon, dating back at least to the 12th century, has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, The Elms and Folly View primary schools, as well as The Old Station Nursery, doctors' and dentists' surgeries. Buses travel from the town to private schools at Abingdon. The town now boasts three large supermarkets.

Faringdon is also ideally positioned for the A420, leading to the A34, M40 and M4 and mainline railway services from Swindon, Oxford, Oxford Parkway and Didcot Parkway. There is a frequent bus service through the town from Swindon to Oxford and back, linking to rail services and airports.

The Tower on Folly Hill was built by Lord Berners in 1935 and affords panoramic views across four counties. For over 20 years, the town has been twinned with Le Mêle-sur-Sarthe in France and from 2022 with Königstein im Taunus in Germany. In 2004, Faringdon became the first Fairtrade town in the South East of England.

## Directions

From Faringdon Market Place, proceed through Cornmarket and up Marlborough Street. At the roundabout, cross over into Coxwell Street/Coxwell Road and continue up and over the hill to the edge of the town. Turn left into Amphill Way (Faringdon Fields). Follow the road and at the green, the property is situated on the left hand side.

## Services & Tenure

The tenure is Leasehold. We have been informed there is a service charge of approximately £1550 pa which includes





buildings insurance and the lease length is 250 years from December 2017. The communal estate charge is £150 pa.

**Local Authority**

Vale of White Horse District Council

Council Tax Band B

**Our reference**

FAR/HD/KF/24042024

**We'd love to hear from you**

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# Ampthill Way, Faringdon, Oxfordshire, SN7

Approximate Area = 574 sq ft / 53.3 sq m

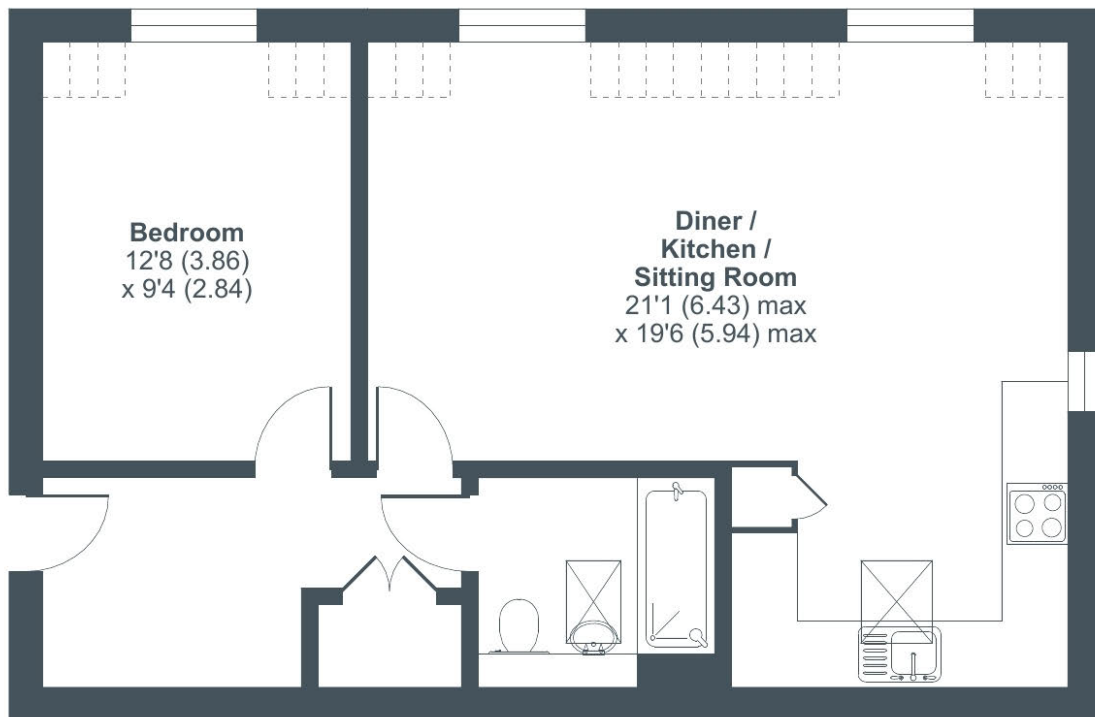
Limited Use Area(s) = 30 sq ft / 2.8 sq m

Total = 604 sq ft / 56.1 sq m

For identification only - Not to scale



Denotes restricted  
head height



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Perry Bishop. REF: 1119687



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