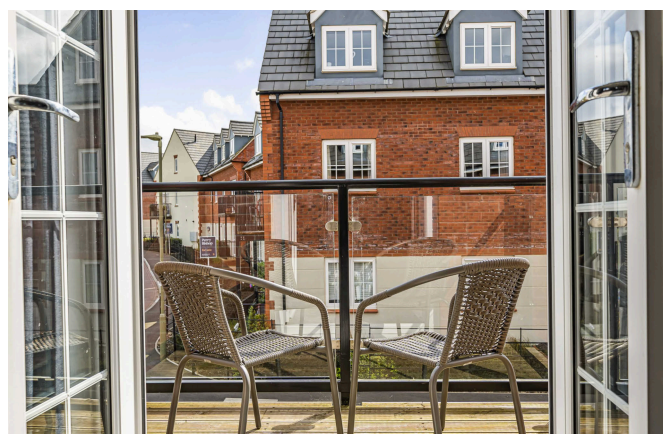


PerryBishop

PROPERTY MADE PERSONAL

Amphill Way, Faringdon, Oxfordshire SN7 7GS



First floor apartment • 55% share of ownership • Two double bedrooms • Fitted modern kitchen • Allocated parking • Open plan living and balcony • En suite shower room and family bathroom • EPC B



Amphill Way,

Faringdon, Oxfordshire SN7 7GS

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Situated on a popular estate, close to the edge of Faringdon, this modern first floor apartment is immaculately presented and benefits from a balcony and parking.

The well-presented home has a large entrance hall with cupboards providing space for an appliance along with storage for coats and shoes. There is an open plan kitchen/living area; the kitchen is fitted with an array of wall and floor units which include an integrated fridge, freezer, washing machine, oven, and hob. The living area provides ample space for a dining table as well as sofas, this area is flooded with light coming in from windows and the French doors which lead out to the balcony.

There are two spacious double bedrooms, with the master benefiting from an en suite shower room and fitted wardrobes. In addition, there is a family bathroom finished with a white suite.

Externally, the apartment benefits from having an allocated parking space and communal bike shed and bin storage.

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 around the green, where the property is situated on the left hand side.





Services & Tenure

The tenure is Leasehold, 125 years from 1 January 2018.

There is a service/maintenance charge of £154.07 per month.

The rent on the remaining share is £308.93 per month.

The lease management fee is £24.95 per month.

All mains services are connected.

Local Authority

Vale of White Horse District Council

Council Tax Band C

Our reference

FAR/LH/KF/01052024

We'd love to hear from you

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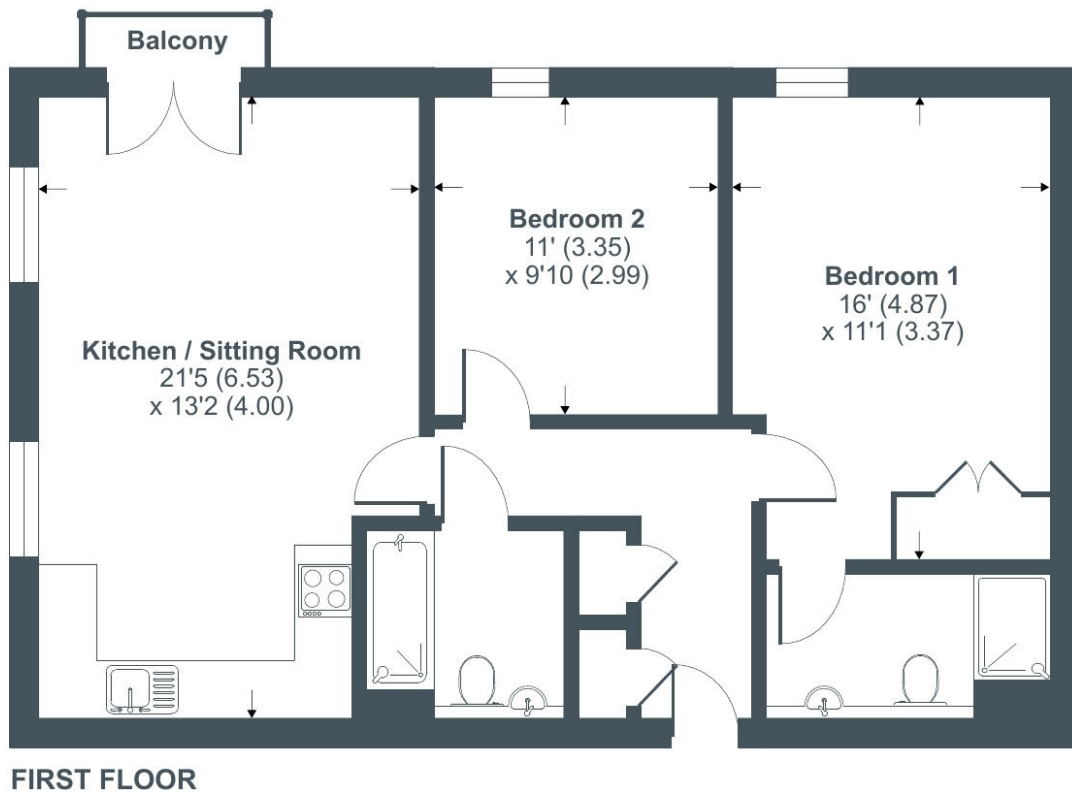
E: faringdon@perrybishop.co.uk



Ampthill Way, Faringdon, Oxfordshire, SN7

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Perry Bishop. REF: 1121740



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