

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



Ground floor retirement apartment • 75% ownership • Two spacious double bedrooms • Large kitchen/reception room • Jack & Jill en suite shower room • Residents' communal sitting room and hobbies room • 24 hour emergency alarm system • Guest suite available • EPC B

Key Features



2
Bedrooms



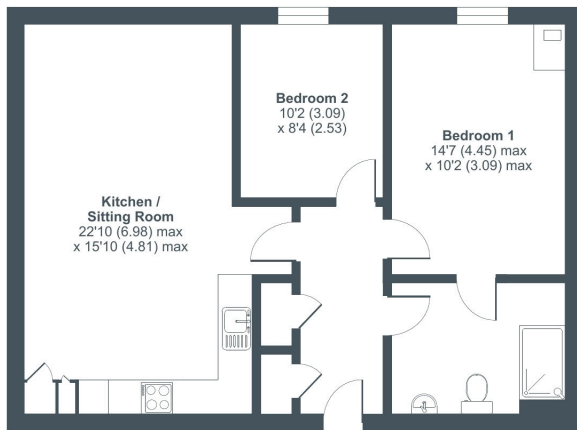
1
Bathroom



1
Reception

Petypher Gardens, Kingston Bagpuize, Oxfordshire, OX13

Approximate Area = 723 sq ft / 67.1 sq m
For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Perry Bishop - REF: 1203841

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About the property

Situated in this well regarded residential retirement complex is this impressive, two bedroom ground floor apartment.

Petypher Gardens offer extra 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 a small charge per night, with lift access to the 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 onsite carers.

This ground floor apartment is a spacious, light and bright and enjoys views over green space to the rear of Petypher House. The apartment offers a modern fitted kitchen, with hob, oven, extractor, fridge/freezer and washer/dryer, underfloor heating, Jack and Jill shower room accessible from both the hall and master bedroom, and double glazed windows throughout.

With the convenience of a regular visiting hairdresser, a mobility scooter charging room and a food store only approximately 100m away to support in leading an independent way of life.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

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.

What3Words: ///bubbles.mourner.verges

Services & Tenure

The tenure is Leasehold, 125 years from 1 April 2016. The service charge is £3,312.53 per annum (payable monthly) and ground rent is £100 per annum. There is no rent to pay on the remaining 25% share.

Local Authority

Vale of White Horse District Council

Council Tax Band C

Our reference

FAR/LH/MS/16102024

We'd love to hear from you

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