

PerryBishop

PROPERTY MADE PERSONAL

Flat 9, Langford House, Gloucester Street, Faringdon, Oxfordshire SN7 7HY



First floor apartment • Located close to the town centre • One bedroom • Allocated parking • Potential rent £850pcm ; 5.83% potential yield • No onward chain • Move Ready scheme • Grade II Listed

£175,000

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Key Features



1
Bedroom



1
Bathroom

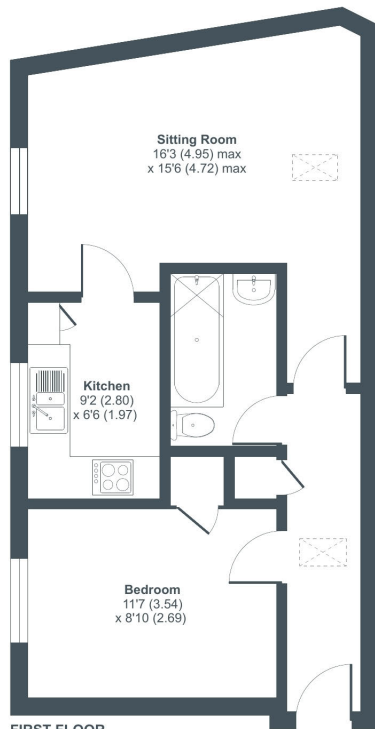


1
Reception

Langford House Gloucester Street, Faringdon, Oxfordshire, SN7

Approximate Area = 474 sq ft / 44 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for PerryBishop. REF: 1173023



About the property

Situated in the heart of Faringdon, this lovely Grade II listed period apartment is offered to the market with no onward chain.

You enter the property through a gate and across a charming communal garden. There is a well maintained communal entrance and the property sits on the first floor. You are greeted by a hall with storage cupboard that sweeps across the rear of the apartment. The master bedroom is of a nice size with inbuilt storage, with an adjacent bathroom. The pleasant sitting room is a bright room and provides access to the kitchen which is fitted with a range of floor and wall mounted units, integrated oven, and gas hob.

Outside, there is a pretty communal garden to enjoy and an allocated parking space.

We are informed that the property benefits from being share of freehold.

Move Ready Scheme

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

Property Information Questionnaire
Fittings and Contents forms
Official copy of Title Register or Epitome of Title if an unregistered title
Title plan
Local Authority search
Draft contract
A buyers information booklet will be shared on first viewing
Anti Money Laundering Checks

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.

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, two primary schools as well as The Old Station Nursery, doctors' and dentists' surgeries and The Place Family Centre. The town now boasts three large supermarkets. Faringdon is also ideally positioned for the A420, leading to the A34, M40 and M4. There is a frequent bus service through the town from Swindon to Oxford and back, linking to rail services and airports.

Directions

From Faringdon Market Place, on foot, proceed through Cornmarket and bear right up Gloucester Street. At the pedestrian turning just beyond the large brick house, turn right (towards the dentist) and the entrance to Langford House is on the left hand side.

What3Words: ///hairspray.comet.stormy

Services & Tenure

The tenure is Leasehold with 125 Years from 25 December 1997. The owner also has a share of the Freehold. The service charge is £1,680 per annum, payable half yearly. All mains services are believed to be connected.

Local Authority

Vale of The White Horse

Council Tax Band B

Our reference

FAR/LH/MS/14082024

We'd love to hear from you

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
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.

