

Russ Avenue, Faringdon, Oxfordshire SN7 7GA



Ground floor apartment • Two double bedrooms • Open plan living space • Bathroom • Close to local amenities • Allocated parking • Motivated vendor • Gas-fired central heating • EPC C

Key Features



2
Bedrooms



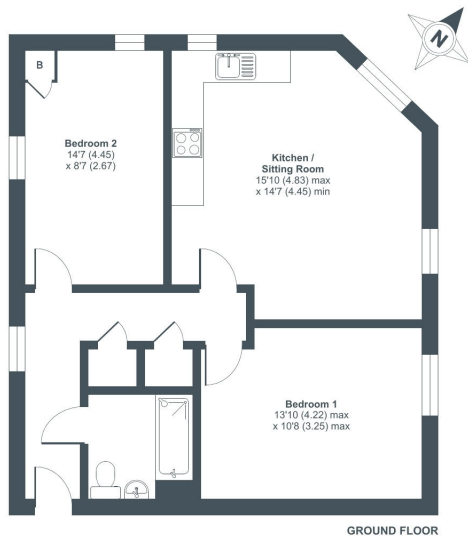
1
Bathroom



1
Reception

Russ Avenue, Faringdon, SN7

Approximate Area = 667 sq ft / 62 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). © richcom 2023. Produced for PerryBishop. REF: 1180159



About the property

A modern ground floor apartment, situated within the popular Folly Park View development on the edge of Faringdon. This property benefits from an allocated parking space and has fantastic walks over the Folly and Faringdon fields moments from your doorstep.

Entered via a communal hallway the private access leads to an entrance hall with wooden flooring, large storage cupboards and a good size family bathroom. The open plan living space is very bright with three windows and provides a modern sitting / dining area and a fitted kitchen. This has a range of floor and wall mounted units and ample surface space. Completing the internal accommodation are two spacious double bedrooms.

Outside, there is an allocated parking space, and all mains' services are believed to be connected. The tenure is Leasehold (125 years from 2009) and there is a service charge.

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, The Elms and Folly View 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 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.

Directions

From Faringdon Market Place, proceed up Marlborough Street to the mini roundabout and bear left into Station Road/Park Road. Immediately before the Esso fuel station, take a left hand turn into Palmer Road and continue ahead until the road forks. Take the right hand fork into Russ Avenue and the property can be found shortly afterwards on the left hand side.

What3Words: ///inches.backpacks.harsh

Services & Tenure

The tenure is leasehold, 125 years from 1st October 2009. Ground rent charge is £240 per annum payable twice yearly April and October. Service charge is £2,100 approx with refunds for surplus per annum payable twice yearly April and October. All mains services are understood to be connected.

Local Authority

Vale of White Horse District Council

Council Tax Band B

Our reference

FAR/HD/KF/06092024

We'd love to hear from you

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