

# Perry Bishop

PROPERTY MADE PERSONAL

**Palmer Road**, Faringdon, Oxfordshire SN7 7FR



Bright ground floor apartment • One bedroom • Open plan living • Modern decor • Rent potential £1,000 pcm; yield potential 7.3% • One off-road parking space • Close to amenities • EPC C



## Key Features



1  
Bedroom



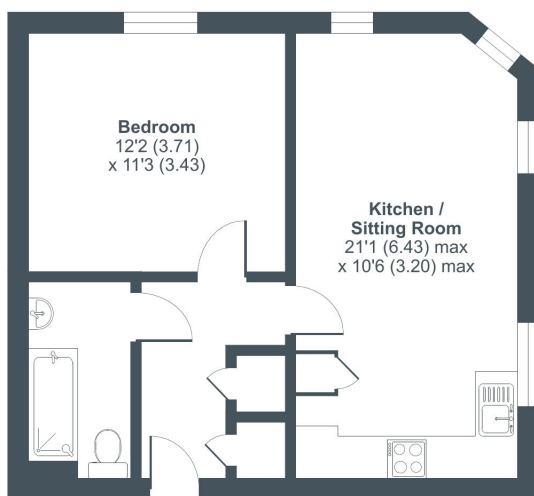
1  
Bathroom



1  
Reception

## Palmer Road, Oxfordshire, SN7

Approximate Area = 487 sq ft / 45.2 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). © richrecom 2024. Produced for Perry Bishop. REF: 1010078

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## About the property

A wonderful one bedroom, ground floor apartment, located in a great development that is walking distance to the town centre.

At the front of the apartment, you find the kitchen/living/dining room surrounded by windows letting in loads of natural light. The kitchen is well appointed with a range of wall and base units as well as space and plumbing for white goods.

The large double bedroom is an amazing size with ample room for furniture and a desk. The family bathroom is fitted with a modern white suite. Completing the internal accommodation are two storage cupboards by the front door, one of which could be changed to house a tumble drier if one so wishes, and the second cupboard houses a radiator.

Externally, there is one allocated parking space with communal bin and outdoor drying courtyard.

## 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 has a thriving community and amenities such as the Leisure Centre, Library, primary and secondary 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 through Cornmarket and up Marlborough Street. At the roundabout, turn left into Station Road/Park Road and continue for approximately half a mile. Turn left into Palmer Road and continue, bearing left where the road forks, and the property can be found on the left hand side, immediately before the turning to Walker Drive.

What3Words: ///shaped.meatballs.tragedy

## Services & Tenure

The tenure is Leasehold, with a 125 year lease from 28 July 2021. The service charge is £971.28 pa (payable monthly - £80.94). All mains services are understood to be connected.

## Local Authority

Vale of White Horse District Council

Council Tax Band: B

## Our reference

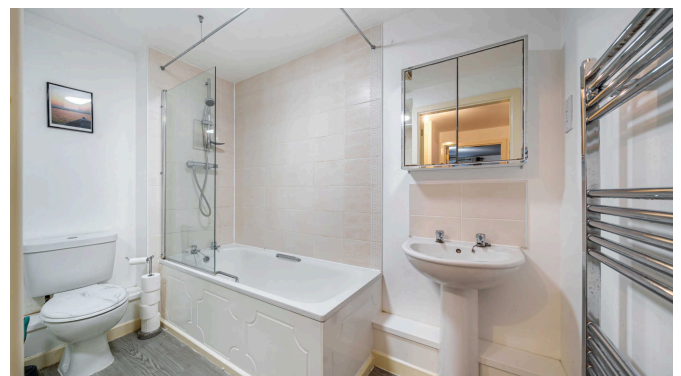
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## We'd love to hear from you

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**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.

