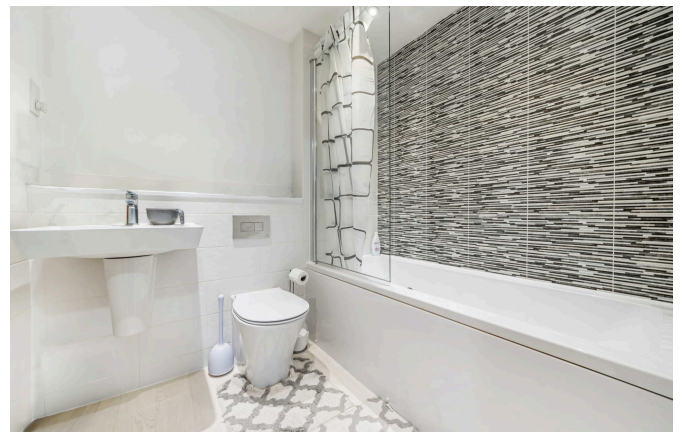


PerryBishop

PROPERTY MADE PERSONAL

Amphill Way, Faringdon, Oxfordshire SN7 7LE



First floor apartment • Two double bedrooms • En suite shower room • Open plan living • Rent Potential £1,300 pcm; potential 7.4% Yield • Allocated parking • Balcony • Overlooks green area • EPC B



Amphill Way,

Faringdon, Oxfordshire SN7 7LE

Key Features



2
Bedrooms



2
Bathrooms



1
Receptions

About the property

A modern first floor apartment with a balcony overlooking the green, ideal for first time buyers and investors alike.

Located in a popular development on the outskirts of Faringdon, this well-presented property has a large entrance hall with utility cupboard screening the washing machine and storage for coats and shoes. There is an open plan kitchen/living area fitted with an array of Shaker-style wall and floor units and incorporating an integrated fridge/freezer, dishwasher, oven and hob. The living area is very bright, with French doors leading out to the balcony overlooking the green space.

There are two spacious double bedrooms, the master benefiting from an en suite shower room, and a family bathroom finished with a Roca white suite completes the accommodation.

Outside, the apartment has one designated off road parking space and ample spaces around the development for visitors.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

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. 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 more recently with Konigstein 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 the hill to the edge of the town. Turn left into Amphill Way (Faringdon Fields). Follow the road and at the green, the property is situated on the right hand side.

Services & Tenure

The tenure is Leasehold, with a lease of 999 years from 1st January 2018. The service charge is currently £1,938.44 per annum (payable monthly) and ground rent is a peppercorn. All mains services are understood to be connected.

Local Authority

Vale of White Horse District Council

Council Tax Band C

Our reference

FAR/KB/KF/14022025

We'd love to hear from you

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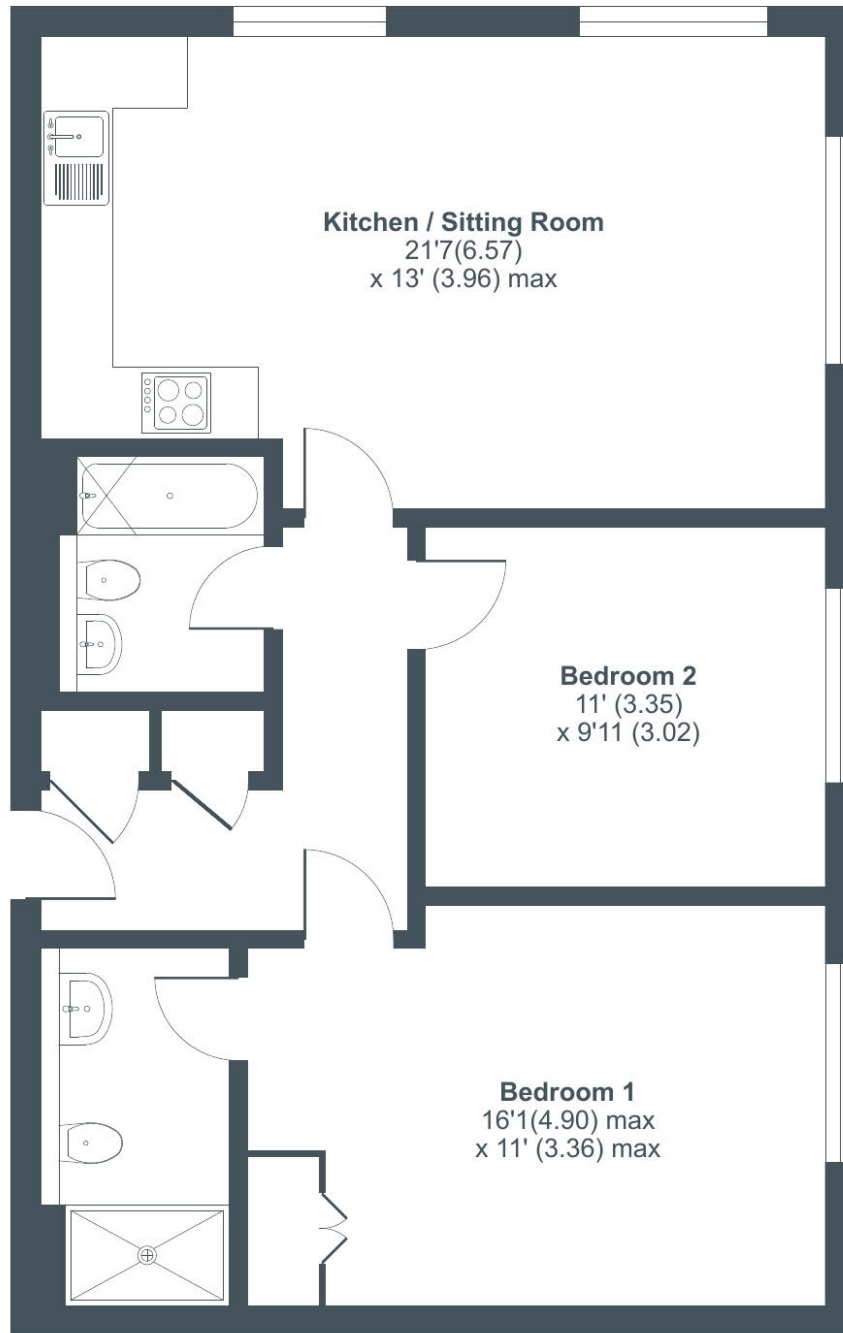




Amphill Way, Faringdon, Oxfordshire, SN7

Approximate Area = 746 sq ft / 69.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1247715

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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.

Gloucestershire • Oxfordshire • Wiltshire

