

PerryBishop

PROPERTY MADE PERSONAL

Coxwell Gardens, Faringdon, Oxfordshire, SN7 7HB



No onward chain ● Over 55s complex ● One bedroom ● Communal gardens ● Residents' parking and visitor spaces ● EPC E

Key Features



1
Bedroom



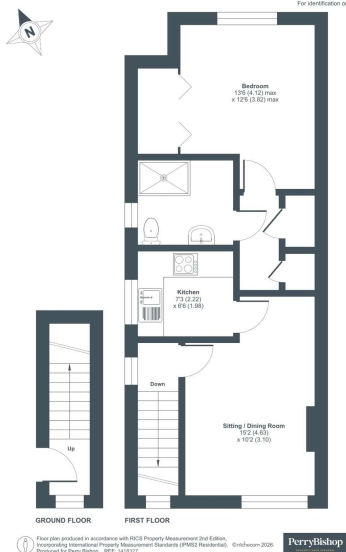
1
Bathroom



1
Reception

Coxwell Gardens, Faringdon, Oxfordshire, SN7

Approximate Area = 516 sq ft / 47.9 sq m
For identification only - Not to scale



About the property

This first floor apartment is set on a small retirement development in Faringdon, specifically for residents over 55 years of age.

On entering the property, there is an entrance hall with stairs rising to the first floor. There is currently a stair lift in place. The landing leads you into the sitting/dining room, which is of a good size and provides access to the kitchen and inner hallway. The kitchen has a range of fitted units, with inbuilt oven, electric hob and space for other appliances.

The inner hallway has ample storage and access to the wet room, which is fitted with a white suite. At the end of the inner hallway, is the spacious double bedroom which features inbuilt wardrobes.

The property is leasehold. The lease is 125 years from October 1992. There is a ground rent paid half yearly of £315.20 and an annual service/maintenance charge of £2,409.18 per annum.

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 Königstein im Taunus in Germany. In 2004, Faringdon became the first Fairtrade town in the South East of England.

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.

Directions

From Faringdon Market Place, proceed up Marlborough Street to the mini roundabout and go straight over into Coxwell Street/Coxwell Road. Take a left hand turning into Coxwell Gardens and number 18 can be found in the far right hand corner.

What 3 Words ///levels.relies.palaces

Services & Tenure

Tenure - Leasehold

Electricity - Mains Supply / Water - Mains Supply / Sewerage - Mains Supply

Heating - Double Glazing, Electric

Local Authority

Vale Of White Horse District Council / Council tax Band - B

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.

