



THOMAS
MERRIFIELD

SALES LETTINGS

81 Petypher House
Petypher Gardens, Kingston Bagpuize, Oxon, OX13 5FR

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A wonderful opportunity to acquire a nearly new two double bedroom second floor apartment with lift access within this most impressive residential retirement environment.

- Comfortable communal lounge, hobbies/activity room
- Restaurant
- Hair and beauty salon, therapy suite, laundry
- Guest suite
- Lift access to all floors
- Secure garaging for mobility scooters
- Resident care team
- 24 hour emergency alarm system
- Residents and visitor parking
- Early vacant possession available, No onward chain

Providing extra care housing for those aged 55 and over, this represents an opportunity to live independently within a secure environment incorporating a range of amenities meaning you will never have to stray too far from home.

The welcoming reception hall conveys an immediate reassuring sense of wellbeing with secure access to the individual private apartments and many of the on-site facilities.

The combined cost of the service charge and Core Care charge amounts to £236.74 per month (other charges for extra care apply).



£199,950
LEASEHOLD



THE PROPERTY

This particular apartment enjoys a pleasant elevated outlook over the landscaped communal gardens and incorporates a lovely fitted kitchen with hob, oven, extractor, fridge/freezer and washer/dryer, underfloor heating, fully carpeted, level access shower accessible off the hall and master bedroom, high quality double glazed windows and excellent electrical specification.

Having never been lived in this home remains in "as new" condition, an internal inspection is highly recommended in order to fully appreciate the range of attributes which contribute to creating such an impressive residential opportunity.

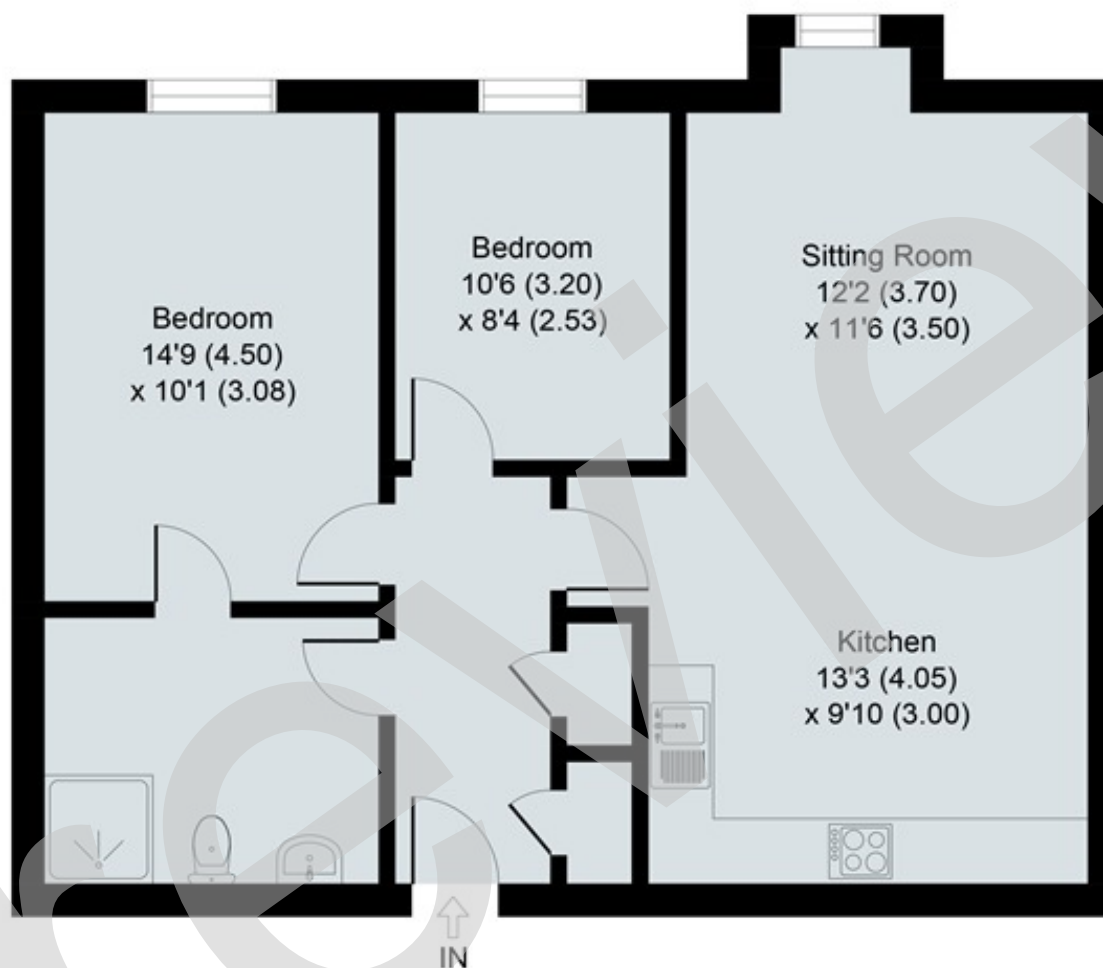
Kingston Bagpuize is extremely well located for ease of access to Oxford, Abingdon, Faringdon and Witney and provides an excellent range of amenities catering for its communities everyday needs.

Directions

Leave Abingdon Town Centre on the A415 and continue through the villages of Marcham and Frilford and on into Kingston Bagpuize. On entering Kingston Bagpuize turn right at the mini roundabout sign posted towards Witney and turn first left into Petypher Gardens where Petypher House can be found immediately on the left-hand side.



APPROX. GROSS INTERNAL FLOOR AREA 742 SQ FT / 69 SQ M



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