



Quadrant Estate Agents

£220,000



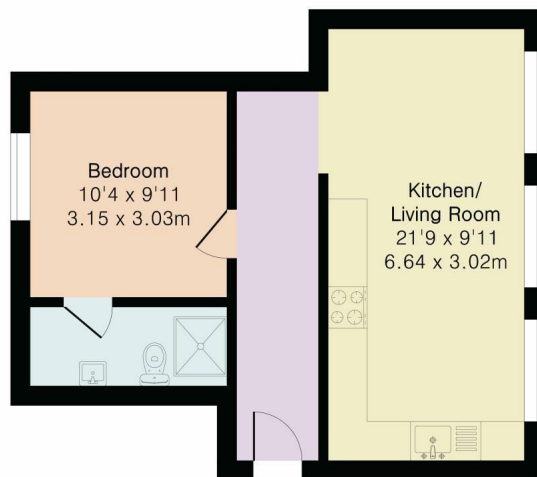
## 4, Building 25, Trenchard Lane, Caversfield, OX27 8AE

A very well presented one bedroom ground floor apartment situated on the prestigious Garden Quarter development forming part of a Grade II listed building. Entrance is via a communal door and well-maintained spacious entrance hallway. Once inside the apartment comprises light & airy open plan lounge/diner, kitchen with integrated appliances including; fridge freezer, dishwasher, washing machine, gas hob and electric oven with extractor fan above, double bedroom with three-piece en suite shower room. Outside there is one allocated parking space and plenty of on-street parking close by. An early appointment to view comes very highly recommended.

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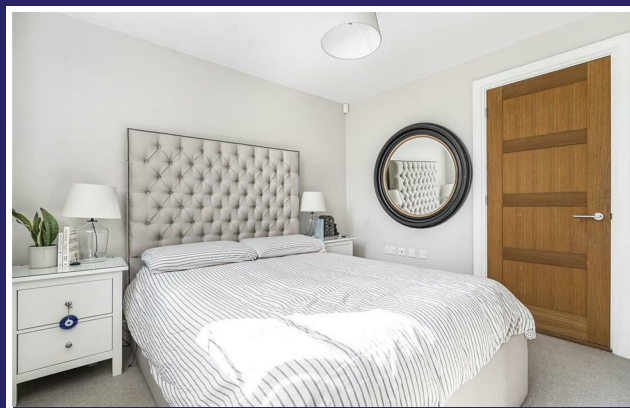
**Approximate Gross Internal Area 461 sq ft - 43 sq m**



Ground Floor

## ACCOMMODATION

- Leashold - 168 years remaining. Maintenance: £2400.00 pa - Ground Rent: £150 pa
- EPC Rating - C
- Council Tax Band - B
- Council - Cherwell District Council
- Construction - Standard
- Mains Water
- Mains Gas
- Mains Electricity
- Mobile Phone Coverage - Please check using Ofcom Website
- Internet Coverage - Please check using Ofcom Website



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.