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Railway Court
Eynsham, Oxfordshire

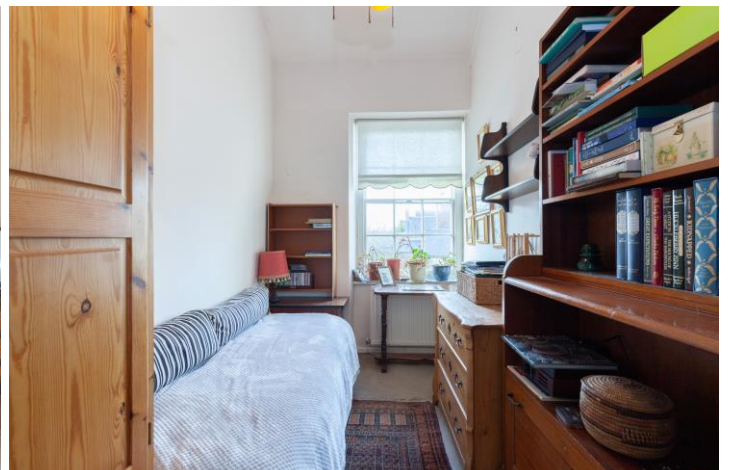
Guide Price £250,000



Railway Court, Station Road, Eynsham, Oxfordshire, OX29 4NY

Guide Price £250,000 **Leasehold**

An individual 2 Bedroom first floor Apartment forming part of an old Coaching Inn located in the old village centre within easy reach of the excellent local amenities. Railway Court comprises just three apartments and a private house around a private central courtyard accessed through an arch from Station Road. This particular Apartment boasts wonderful high ceilings, sash windows, a very useful outside store and a garage, and whilst requiring updating has tremendous scope for imaginative improvement. The accommodation comprises a private ground floor entrance, sitting room, 2 bedrooms, kitchen and large bathroom. The property has gas central heating (not tested), a small communal garden, and is offered for sale with no onward chain. Viewing is advised.



SITUATION

Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant.

Shops and facilities in the village include CO-OP and Spar shops, Butcher, Greengrocer, Off-Licence, Post Office, electrical shop, Library, modern Health Centre, Market Garden Delicatessen with Cafe, Beautician, Hairdressers and great traditional pubs. The village also has Toddler groups, Primary School, and the reputable Bartholomew Secondary School. The community is further buoyed by sports clubs, groups and societies catering for all age groups and interests.

DIRECTIONS

The property can be found on the junction of Station Road and Acre End Street. Enter via the arch on Station Road and the Apartment entrance is on your right.

THE ACCOMMODATION

Entrance Lobby

Independent entrance lobby with stairs rising.

Sitting Room

Window to rear.

Kitchen

Stainless steel single drainer sink and dated base units, wall mounted gas boiler, sash window, larder cupboard.

Inner Hall

Sash window, airing cupboard housing hot water cylinder.

Bedroom 1

Sash window.

Bedroom 2

Sash window.

Bathroom

Older style coloured suite comprising panelled bath, pedestal basin, WC, window.



OUTSIDE

Store

A very useful outside store, opposite the Flat entrance, with plumbing for washing machine.

Garage

Accessed from the courtyard, with timber double doors.

SERVICE CHARGE & TENURE

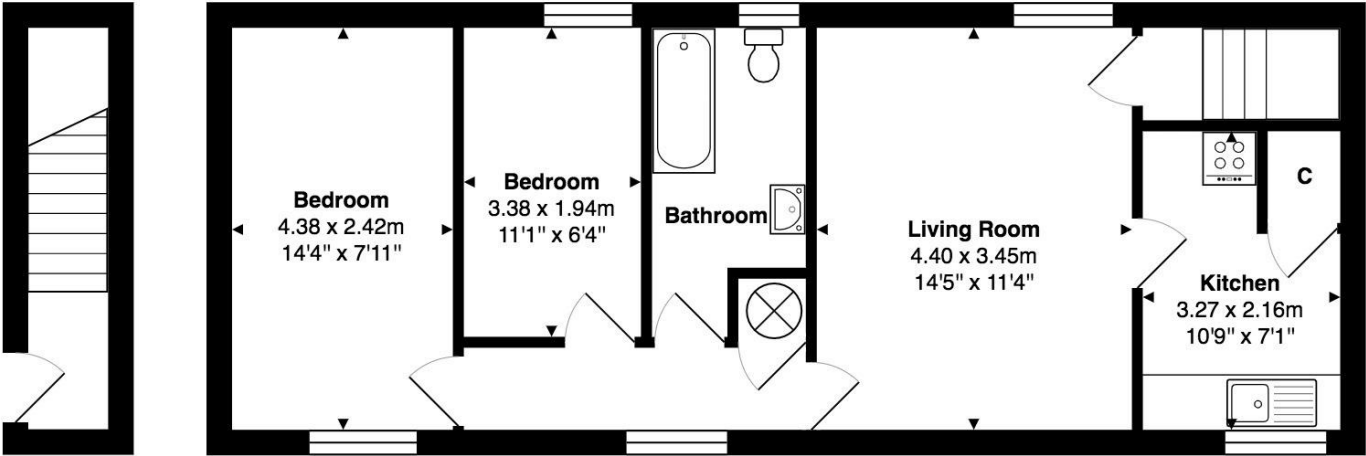
Leasehold - 999 year lease from 24/6/01.

We understand there is a residents management company - Railway Court Residents Association Ltd.

Current annual service charge - £1800.00.

COUNCIL TAX

West Oxfordshire District Council - Band B.



Ground Floor

First Floor

Approximate Gross Internal Area

57.2 m² ... 616 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	45 E	
21-38	F		
1-20	G		