



Asking Price £325,000 Leasehold

2 Bedroom, Apartment - Retirement

1, Emden House Barton Lane, Headington, Oxford, OX3 9JU

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Emden House

The apartments at Emden House are owned by Secure Retirement Association (Headington) Limited, a non-profit making limited company run on co-operative lines. Residents become Members of the Association and shareholders when they lease an apartment, by making a loan to the value of the apartment.

Emden House stands in its own grounds in the village conservation area of Headington, with views over open country to the North and Bury Knowle Park to the South. There is a gate from Emden House garden into the park. Shops, including Waitrose and post office, are about a quarter of a mile away across the park, or down Old High Street. The local library is in the park. From the centre of Headington there are buses every ten minutes into Oxford, and a frequent coach service to London.

The House Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Communal Area from coffee mornings to games afternoons and film nights. There is also a Library and Laundry Room for use by the Owners.

Emden House has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. There are smoke and heat detectors to provide unrivalled peace of mind.

Emden House is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Emden House requires at least one apartment Owner to be over the age of 55.



# Property Overview

Churchill Sales & Lettings are pleased to be marketing this two bedroom ground floor apartment which has a patio area and enjoys a lovely outlook over the communal gardens. The property is double glazed throughout and presented in good order.

The Lounge offers ample space for living and dining room furniture with doors opening onto the patio area.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven and 4 ring electric hob with extractor hood over with space for a fridge/freezer and washing machine or dishwasher. A window provides lots of light and ventilation.

Bedroom One is a generous double room with a useful built in wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room with a built in wardrobe, which could also be used as a hobbies room, dining room or study. Both Bedrooms have views over the communal gardens.

The Shower Room offers a shower cubicle with handrail, a WC and wash hand basin.

Perfectly complementing this apartment are three useful storage cupboards located in the hallway.



# Features

- Close to the town centre & excellent transport links
- House Manager available 5 days a week
- Owners' Communal Area and Library
- Owners Laundry Room
- Fitted Kitchen
- 24 hour Careline system for safety and security



# Key Information

Service Charge (Year ending 31st January 2025)  
£8,389.15 per annum.

Approximate Area = 677 sq ft / 62.8 sq m  
For identification only - Not to scale

Ground rent is not collected at this development

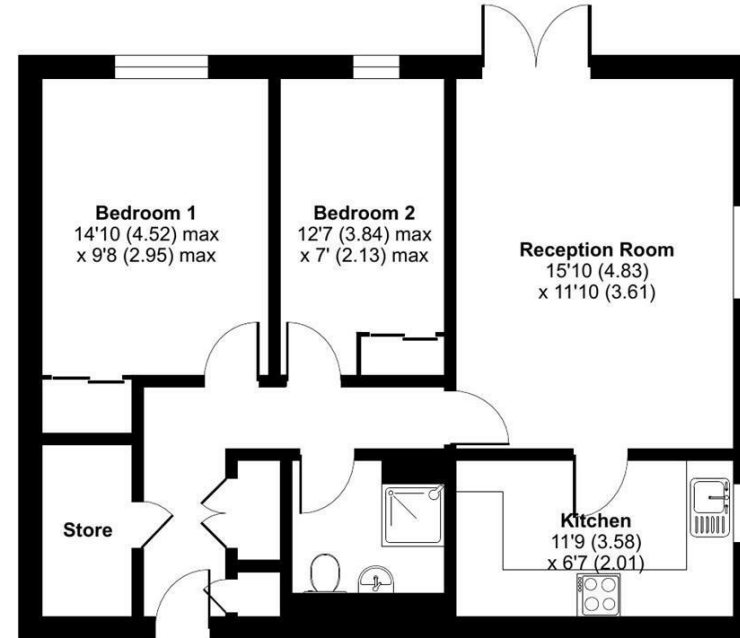
Council Tax Band D

A new 20 year Lease is granted on property transfer. Please refer to Churchill Estates Management

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Apartment heating and water, Careline system, buildings insurance, communal water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, House Manager and a contribution to the contingency fund.

A 2% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1161513

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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