

established 200 years

# Tayler & Fletcher



1 Mill View West Street  
Chipping Norton, OX7 5EU  
Guide Price £120,000





# 1 Mill View West Street

## Chipping Norton, OX7 5EU

A GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT, CONVENIENTLY LOCATED IN THIS THRIVING MARKET TOWN. NO ONWARD CHAIN.

### LOCATION

Chipping Norton is a very attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops including High Street names, boutiques, bookshops and antique shops and other facilities such as a Doctors Surgery, a Theatre and Boutique Cinema, Swimming Pool and Leisure Centre, Golf Course, and excellent Primary and Secondary Schools. It is conveniently situated, being within easy travelling distance of Banbury (14 miles with M40 link), Oxford (25 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from Charlbury and Kingham Stations which are both within just over 5 miles (all distances are approximate).

### DESCRIPTION

A recently re-furnished ground floor retirement apartment with lift and staircase, set on this popular and thriving warden controlled retirement development.

### ACCOMMODATION

Entrance hall

Spacious open plan living area.

Re-fitted kitchen.

Double bedroom.

Re-fitted bathroom.

Communal gardens.

Parking area.

### AGENTS NOTE

The property is leasehold and managed by Midland Heart Limited. The sale will be subject to the potential purchaser(s) meeting the criteria for residency which means they must be over 60 years of age or 55plus and in receipt of disability allowance. Also subject to approval by the scheme manager.

### SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

### FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

### LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen  
Witney







Oxfordshire  
OX28 6NB  
(Tel: 01993 861000)  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### COUNCIL TAX

Council Tax band B. Rate Payable for  
2024/ 2025 £1823.68

### SERVICE CHARGE

We are advised by the vendor that the  
current service charge is £216.35 per  
calendar month 2024/25

### VIEWING

Viewing is strictly via the Sole Agents  
Tayler and Fletcher and prospective  
purchasers should satisfy themselves as  
to the accuracy of any particular point of  
interest before journeying to view.

### TENURE

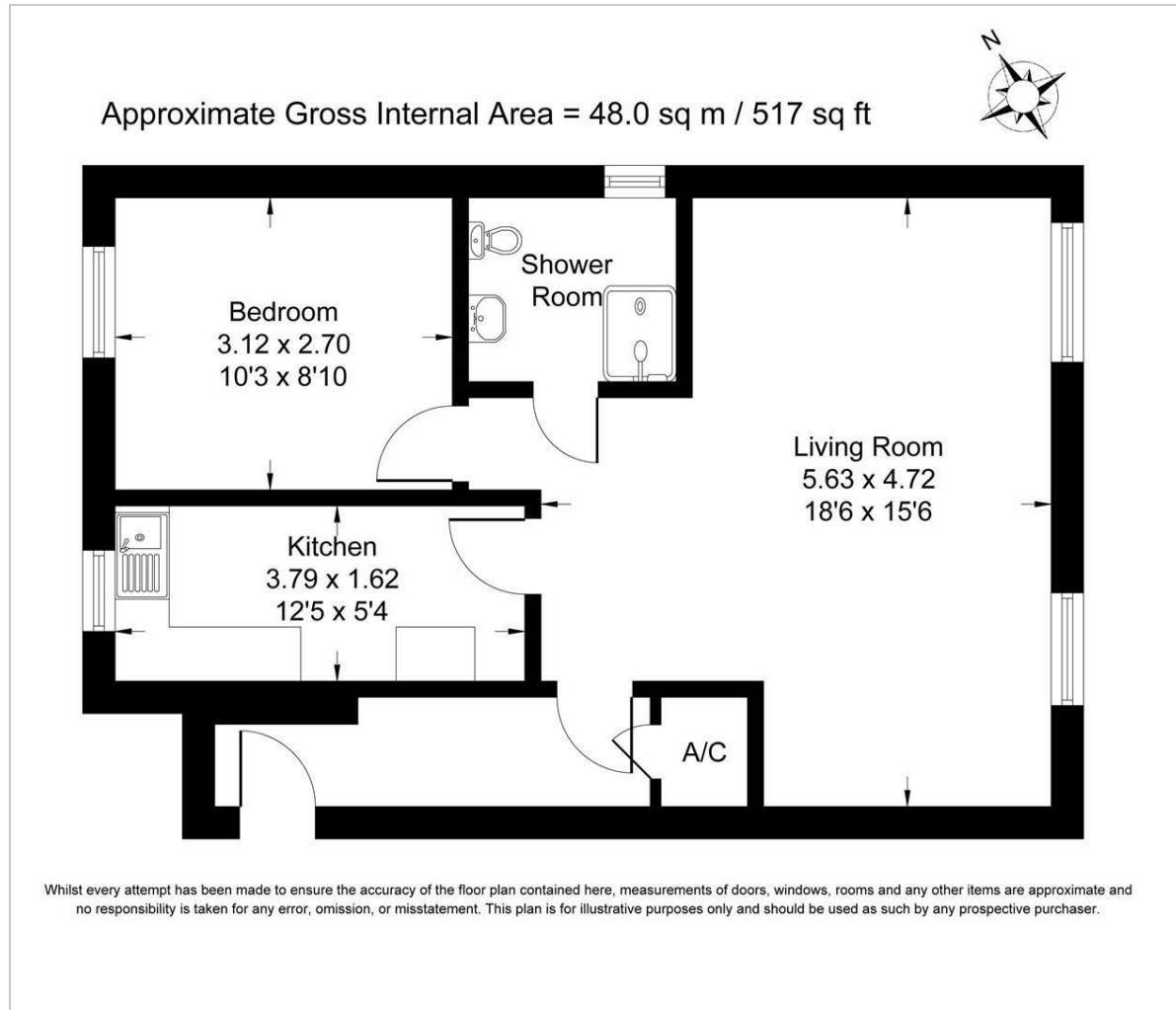
The property is leasehold with 125 years  
remaining.

### DIRECTIONS

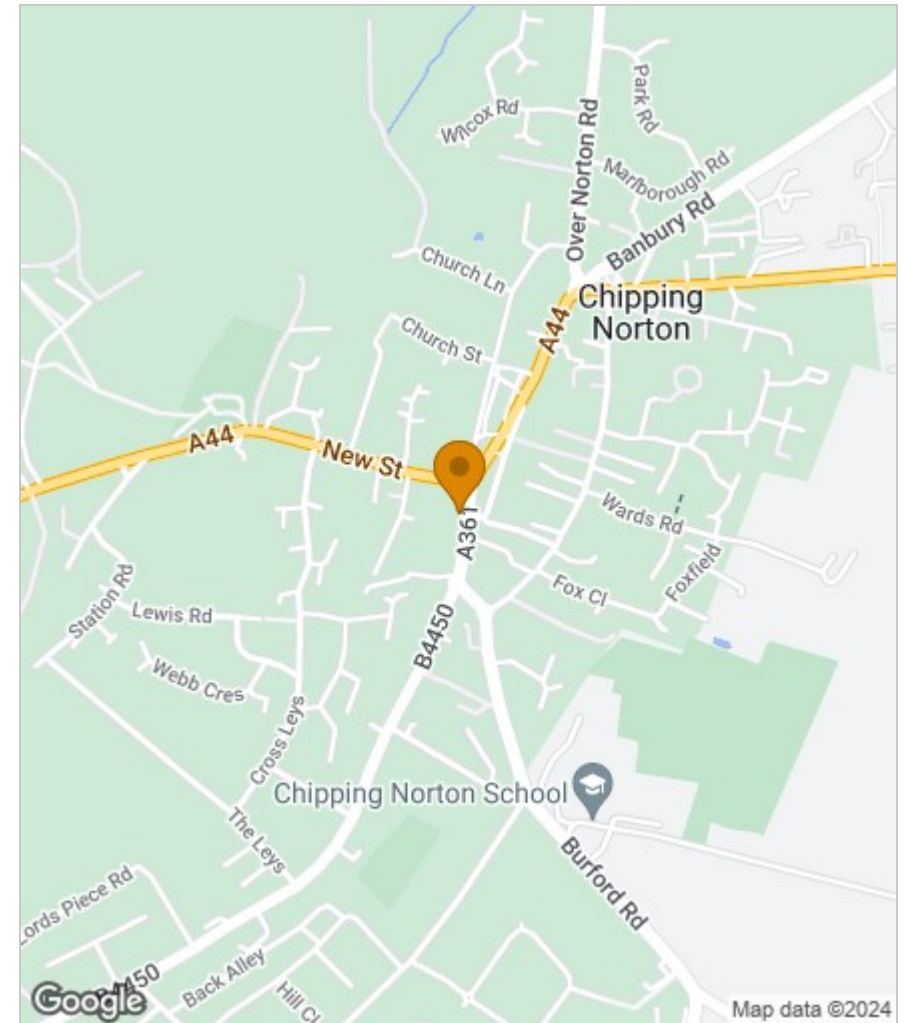
WHAT3WORDS  
///airfields.bigger.diplomas



## Floor Plan



## Area Map



## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	