

Wards Road, Chipping Norton



AN ATTRACTIVE ONE BEDROOM RETIREMENT APARTMENT WITH COMMUNAL GARDENS & OFF-ROAD PARKING WITH FAR REACHING VIEWS OVER CHIPPING NORTON . NO ONWARD CHAIN.

The Property

Communal Entrance Hall. Which leads past the communal reception room, from the reception area proceed to the lift and take the 2nd floor. The apartment comprises of a entrance hallway, from here the door leads into the sitting room which has attractive views to the rear over Chipping Norton. From the sitting room there is access into a modern fitted kitchen with matching base and eye level units integrated electric oven, fridge and four ringed electric hob. The double bedroom also has attractive views over the communal garden. Off the hallway is the bathroom which benefits from walk in shower, low level Wc and hand wash basin with fitted bathroom cabinet. Outside there is off road parking and attractive communal gardens.

Situation

At 700ft, Chipping Norton is the highest town in Oxfordshire and was once an important centre of the medieval wool trade (the word 'Chipping' means market). The elegant town centre bears testimony to its prosperous heritage. Nowadays, 'Chippy' as it is affectionately known, offers a diverse range of shops, ranging from proprietor owned specialist shops through to many of the most familiar High Street names. There are several places of worship, a cosmopolitan range of restaurants, schooling for all ages, as well as a fine sports centre that has an indoor pool. In addition to a hospital, Chipping Norton is proud of its little theatre that also doubles as a cinema. The M40 provides vehicular access to the Midlands from junction 11 (c.15 miles) and London from junction 10 (c.18 miles). Kingham Station is just over 5 miles away and provides a mainline service to Oxford in about 24 minutes and to London Paddington in about 93 minutes. The town lies between the cultural attractions of Oxford and Stratford upon Avon.

Directions

From our Chipping Norton office proceed into West Street and on reaching the mini roundabout take the first turning left into Burford Road and left into Albion Street. Wards Road is the third turning on the right and Kingstone Court is towards the top of the road on the right-hand side, being well signposted.

As the building is secure, all appointments will be by arrangement with Fairfax staff.

Agents Notes

We have not tested equipment, appliances and services to the property. You are advised to consult your legal representative in connection with all matters relating to the contract for sale and legal title of the property.

Viewing

Strictly by appointment through the agent, Fairfax and Company, Chipping Norton. Tel: 01608 644808 Email: chippingnorton@fairfaxandcompany.co.uk

EPC

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Lease

A term of 125 years was granted on 1st April 2005.





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