



St. Andrews Court, Lyall Close, Blunsdon, SN25 2EJ

£259,950  
(Subject to Contract)

*Hanley's*



# St. Andrews Court Lyall Close Blunsdon, SN25 2EJ

A beautifully presented two bedroom Grade II Listed barn conversion situated in an attractive courtyard development. The property retains many character features and offers open plan living to the first floor which comprises of living room with vaulted ceiling and exposed beams, dining area which is open to the fitted kitchen with a range of wall and base units, skylight window, integrated electric cooker with gas hob and extractor hood over, space and plumbing for automatic washing machine, fridge/freezer and further appliance space. To the ground floor: Entrance hall, two good sized bedrooms and bathroom with shower over the bath. The property benefits from gas fired radiator central heating, double glazing, bespoke shutters and two allocated parking spaces. Outside there are communal gardens and visitors parking. There is a management charge of £222.50 to include window cleaning, paid every six months.

Excellent road access is afforded to Oxford via the A420, Cirencester, M4 junction 15, and M5 via the A419 and Swindon mainline station with direct train to London Paddington within an hour is c. 5 miles away.



**1 Bathroom**



**2 Bedrooms**



**1 Reception**

**EPC: C 73**

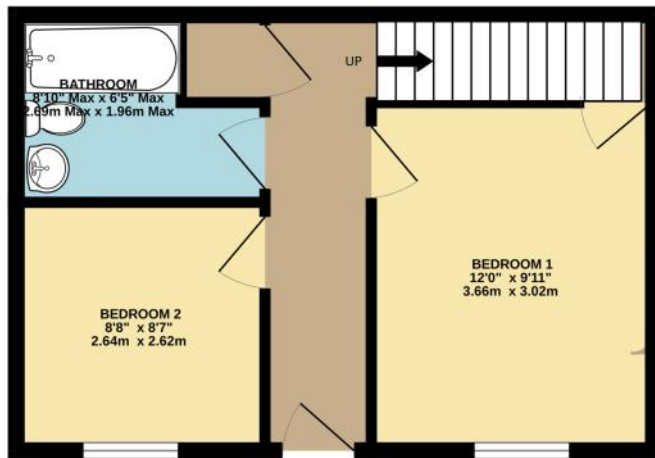
**Council Tax Band: C**

**Tenure: Freehold**



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TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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