



42 Upper Brook Hill, Woodstock, Oxfordshire OX20 1UA

A spacious, two-bedroom second floor apartment set in private gardens and within walking distance of the town centre.

Entrance Hall

Shower Room

Sitting Room

Dining Room

Kitchen

Two Double
Bedrooms

Car port

999 year lease
from 1984

No Ground Rent

55+ Age
Covenant

The Property

42 Upper Brook Hill is a well presented second floor apartment with views over the Glyme Valley.

All rooms lead off the central entrance hall. There is a spacious sitting room with feature electric fire and double doors leading to the dining room. The kitchen has a range of fitted units with integrated fridge/freezer and a free-standing washing machine, included in the sale price. There is a built-in Neff electric hob and Zanussi double oven with cooker hood. The two double bedrooms both have built in wardrobes. There is a shower room which also has space for a tumble dryer.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

Outside there is a carport located in a block nearby. There are also attractive landscaped courtyard gardens.

If required, it would be possible to remove the wall between the kitchen and dining area as has been done with other apartments. Please ask for information.

Guide Price: £300,000 (Leasehold)

Directions to Upper Brook Hill

From the A44 south of Woodstock continue straight over the traffic lights then take the first right just past the Kings Arms into Brook Hill.

The entrance to Upper Brook Hill is 50 yards on the right.

999 year lease (from 1984), no ground rent and 55+ age covenant.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01993 813 163 / 07384 113 024 (Mon-Fri 9am-5pm)



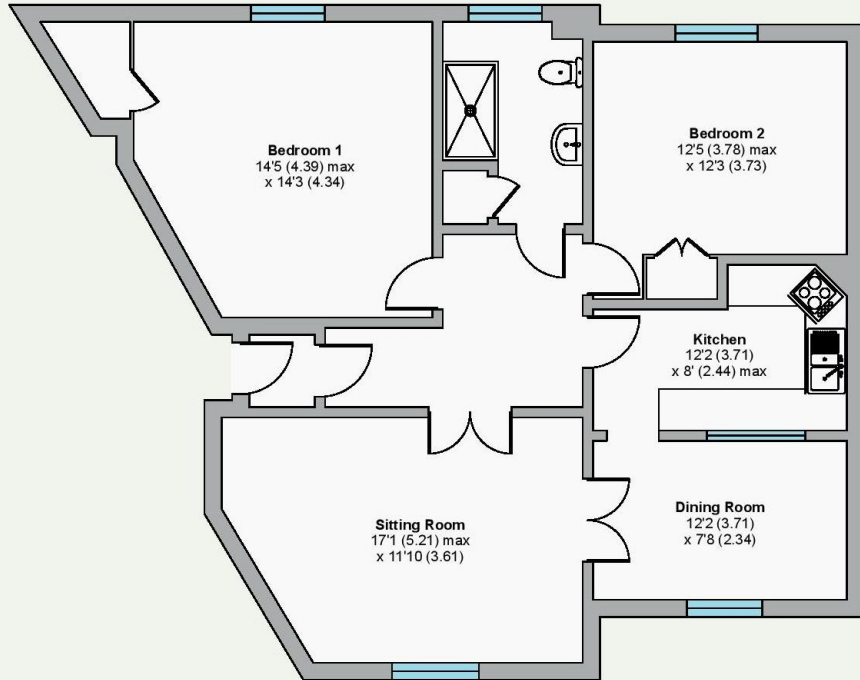
Sitting Room



Dining Room



Kitchen



SECOND FLOOR



Communal Garden

Approximate Gross Internals: 85m² / 917 ft²

Energy Performance Rating: C

Service Charge: £ 7,224 pa

Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Upper Brook Hill

Situated at the top end of Woodstock's high street, Upper Brook Hill comes as a delightful surprise. Set right in the heart of this lovely town, it was designed by a French architect and built in Cotswold stone and brick in a location that offers gorgeous views over the Glyme Valley. There is a mix of two- and three-bedroom cottages and apartments, all with private garaging or carports, and a pretty central garden. The apartments have video entry and lifts.

The estate is very close to the shops and restaurants of this elegant and historic town. Woodstock epitomises the charm and beauty of many Cotswold towns but has its own unique character, given style and importance by the presence of Blenheim Palace, the UNESCO World Heritage site and birthplace of Winston Churchill. Residents of Woodstock are able to get a free pass to walk in the park and the Palace is home to many fairs and festivals throughout the year. A great number of charming villages housing delightful country pubs are only a short drive away, most notably Enstone, Eynsham and Weston-on-the-Green, and the lively market town of Chipping Norton is worth a wander through. The university city of Oxford is also only 10 miles away.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



RESIDENT
ESTATE
MANAGER



27 PROPERTIES
BUILT 1990



GARDENER



Upper Brook Hill



Woodstock Town Hall



Blenheim Palace & Gardens



Oxford

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Cognatum
PROPERTY

RETIRE IN STYLE

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