

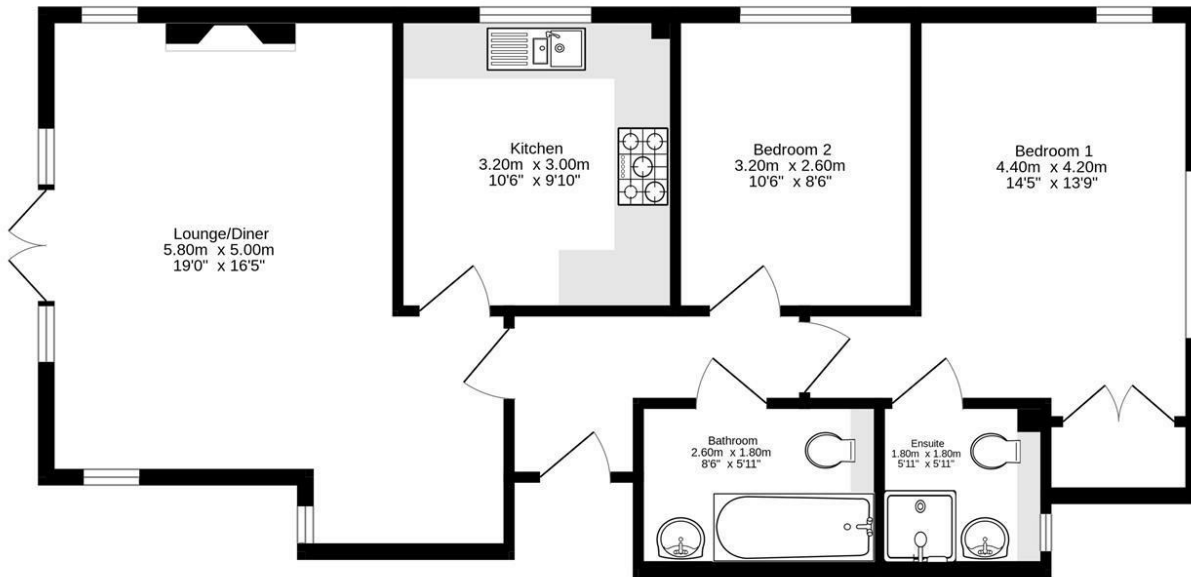


FLAT 1 VERENIA COURT, SHIPTON ROAD, WOODSTOCK,  
OX20 1LF

FLOWERS   
ESTATE AGENTS



**Ground Floor**  
**67.9 sq.m. (731 sq.ft.) approx.**



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**TOTAL FLOOR AREA : 67.9 sq.m. (731 sq.ft.) 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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## Flat 1 Verenia Court, Shipton Road, Woodstock, OX20 1LF

Share of Freehold

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- Council Tax Band C
- Ground Floor
- Large sitting room
- Two parking spaces
- Central Woodstock location
- Share of Freehold
- Two bedrooms
- Would suit either an owner-occupier or equally an investment buyer
- Communal garden
- EPC Grade C

\*Offered with no onward chain\*. Well proportioned and filled with natural daylight, this fabulous ground floor, two bedroom apartment is situated in a block of only four properties. Just a five minute walk from Woodstock town centre, it offers two private parking spaces and a pleasant communal garden.

Occupying over 730 sq. ft, the apartment benefits from a large sitting room with views across the communal outside space and ample space for a dining table. There is a generous kitchen with integrated appliances and two double bedrooms with built in wardrobes, en suite to master and a separate primary bathroom. Presented tastefully in neutral tones, the apartment is in excellent condition throughout. Viewings highly recommended.



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' A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT IN A CENTRAL WOODSTOCK LOCATION '



## CONTACT

### Flowers Estate Agents

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>74</b>
(55-68) <b>D</b>		
(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	

### SERVICES

All main utilities connected.

EPC Rating C

Council Tax Band

### Woodstock

This thriving market town is located north west of Oxford and on the edge of Blenheim Palace Estate. Residents benefit from a 'walking pass' for the grounds. The town itself has an active community and a charming centre with a Post Office, churches of several denominations and a wide range of shops, hotels, restaurants and pubs. It has excellent schools/childcare facilities and good access to the well known Oxford schools including St. Edwards, Summer Fields, The Dragon, Oxford High, Headington Girls and Radley. Woodstock is conveniently located for the M40, the Cotswolds and Stratford-upon-Avon and Soho Farmhouse is approximately 10 minutes' drive away. There are a variety of commuter options for Oxford, London & the Midlands including regular buses to Oxford Parkway station providing fast (approx. 55 mins) trains to London Marylebone.

**Local Authority:** WODC

**Council Tax Band:** C

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

