



## 7 BROOKSIDE COURT, WOODSTOCK, OX20 1TY

Guide Price £205,000

Share of Freehold

- EPC Rating E | Council Tax Band B
- First floor
- Kitchen
- Length of Lease 974 years
- Conveniently located within easy reach of local amenities
- Share of freehold
- One bedroom
- Sitting room
- Garage and store
- Annual Service Charge £600

[flowersestateagents.com](http://flowersestateagents.com)

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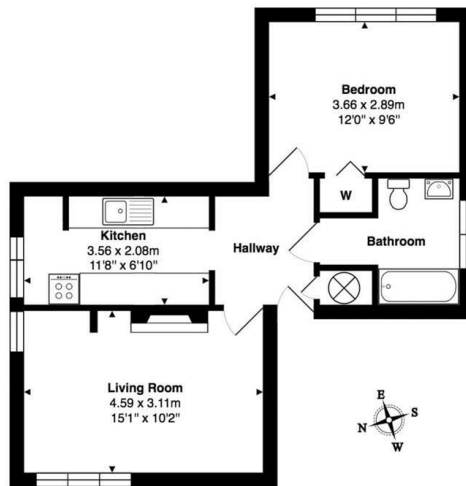
## CONTACT

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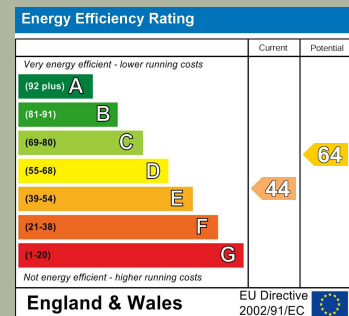
Approx. Gross Internal Area: 44.5 m<sup>2</sup> ... 480 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
Drawn by E8 Property Services. www.e8ps.co.uk

Presented with no onward chain, a well presented first floor one-bedroom apartment with a garage, located just a 5 minute walk from Woodstock town centre and Blenheim Palace Grounds.

An ideal purchase for an investment buyer or owner occupier, the property offers over 630 Sq Ft of well proportioned living accommodation comprising a large hallway, dual aspect sitting room with an open fire, a fitted kitchen, double bedroom and bathroom. Outside there is a large communal patio, storage cupboard and garage.

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.



## FURTHER PROPERTY INFORMATION

**Local Authority:**  
West Oxfordshire

**Council Tax Band:** B

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.



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