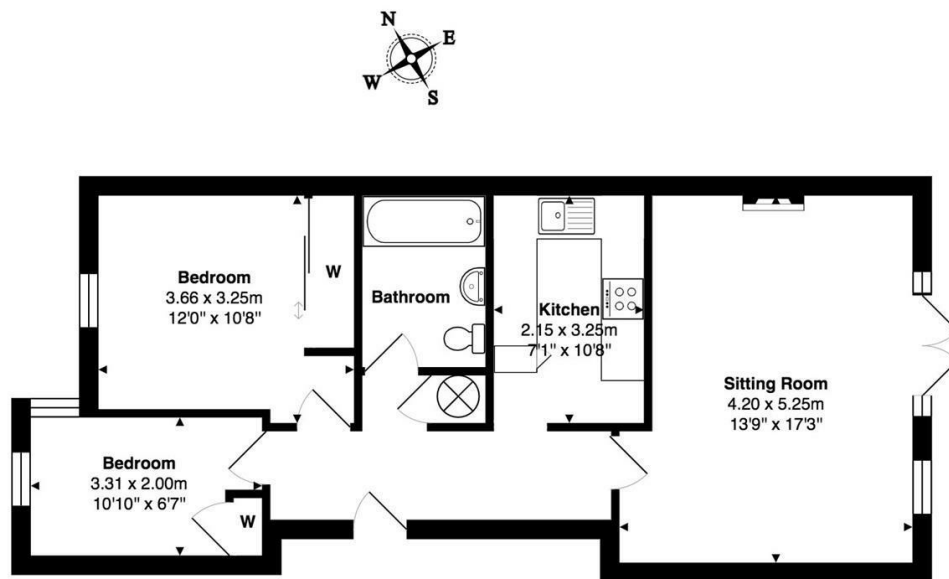




44 BLENHEIM COURT, HENSINGTON ROAD, WOODSTOCK, OX20  
1JL

FLOWERS   
ESTATE AGENTS





**Ground Floor**

**Approx. Gross Internal Area: 59.8 m<sup>2</sup> ... 644 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](http://www.e8ps.co.uk)





# 44 Blenheim Court, Hensington Road, Woodstock, OX20 1JL

## Share of Freehold

- Share of Freehold with lease until 2982
- Communal gardens
- Large spacious living area
- Sold with no onward chain
- EPC Rating D
- Two bedroom ground floor apartment
- Allocated parking space and garage
- located within a 5 minute walk to the town centre
- Council Tax Band C
- Annual Service charge £1922.70

Available with no onward chain, a light and spacious two bedroom ground floor apartment, conveniently located in the market town of Woodstock.

Internally, the apartment opens up to a long hallway which flows into a spacious living area with plentiful natural light, French doors lead onto the south-easterly facing communal garden. The well proportioned kitchen and bathroom are centrally located offering a functional layout. The two bedrooms with built in storage occupy the front of the property.

The property comes with the added bonus of an allocated parking space and a garage.





## CONTACT

### Flowers Estate Agents

London House  
16 Oxford Street  
Woodstock  
OX20 1TS

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woodstock@flowersestateagents.com

### 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>		
(55-68) <b>D</b>	<b>62</b>	<b>69</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	

### 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:** West Oxfordshire County Council  
**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.

