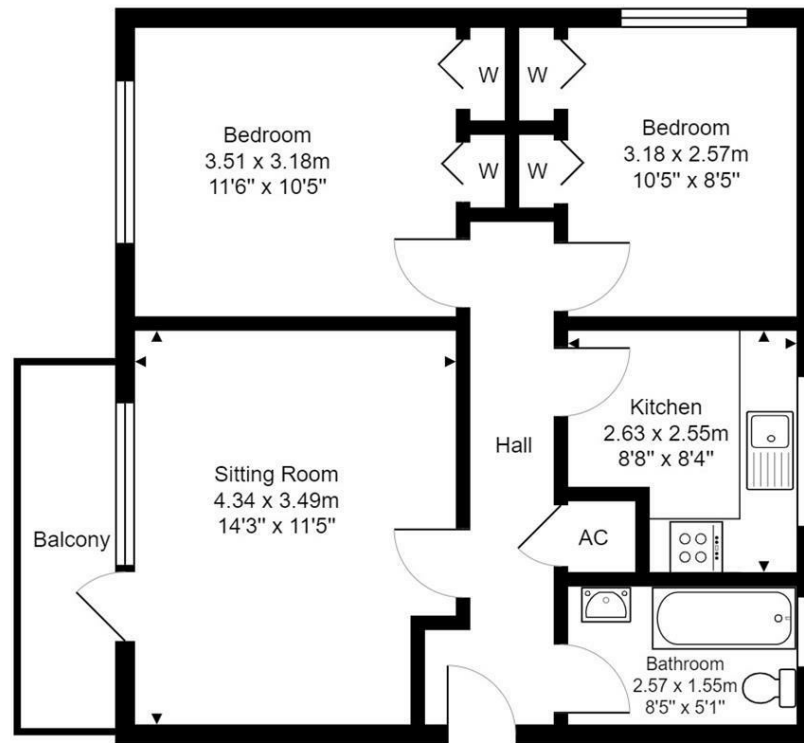




13, GLYME CLOSE, WOODSTOCK, OX20 1LB

FLOWERS 
ESTATE AGENTS



First Floor

Total Area: 56.1 m² ... 603 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.





13, Glyme Close, Woodstock, OX20 1LB

Leasehold

- Two bedrooms
- First floor apartment
- Light and airy interiors
- Central location
- Garage
- Extended lease with 175 years remaining
- Peppercorn ground rent. Service charge of £1600 pa
- Council Tax Band B EPC Rating D

A well appointed two-bedroom first floor apartment which is situated in leafy development bordering the water meadows, just a short walk from Blenheim Palace grounds and many of Woodstock's most loved spots. This dual aspect apartment benefits sitting room with access to the balcony, separate kitchen and bathroom. There are two double bedrooms both benefiting from built in wardrobes. The entrance hall provides access to all accommodation. Externally, there is a garage, communal gardens and on street parking within the close.



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.



CONTACT

Flowers Estate Agents

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Woodstock
OX20 1TS

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: West Oxford District Council Band B

TENURE: Leasehold

Woodstock

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Local Authority: West Oxfordshire District Council

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.

