



Blenheim Court Hensington Road, Woodstock, OX20 1JL  
£300,000 Share of Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

We are delighted to offer this purpose built 2 double bedroom first floor apartment boasting well presented and generous accommodation. The property is ideally situated for local schooling and Woodstock High Street.

The property comprises: Communal entrance hall with security entry phone, private entrance hall, large 'L' shaped lounge/diner, balcony with aspect to front, modern fitted kitchen, 2 double bedrooms and family bathroom. The apartment benefits from gas heating to radiators and double glazed windows throughout. Outside is a private garage and 1 parking space with 1 visitors parking space. Viewing is strongly recommended.

Additional information to note;

- Lease: 999 years from October 2020.
- Share of Freehold.
- Service Charge £1922.70 pa.
- Peppercorn Ground Rent.
- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor and in home mobile and data with EE, O2 and Vodafone with variable indoor with Three.

EPC Rating: C

Council Tax Band: C







## Key Features

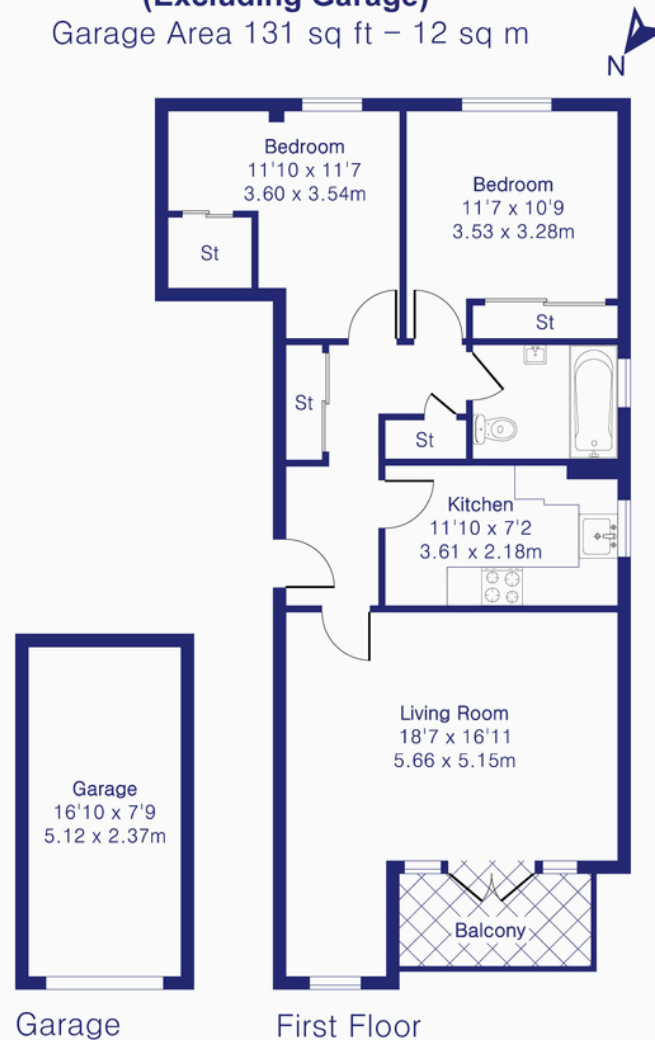
- First Floor Apartment
- Modern Development
- Spacious Accommodation
- Private Balcony
- 2 Double Bedrooms
- Private Garage
- Share of Freehold
- Gas Heating to Radiators
- Well Presented
- Viewing Recommended

## The Location

Woodstock – associated with Blenheim Palace (The ancestral home of the Dukes of Marlborough). There are a selection of fine hotels and restaurants. Other facilities include shops, banks, post office and library. A bus service operates to Oxford and a new bus service is now in operation via Kidlington to Oxford Parkway Railway Station providing a main line link to London Marylebone. Other nearby train stations are only a short distance away at Long Hanborough & Charlbury with the M40 (j.9) approximately 9 miles.

**Approximate Gross Internal Area 730 sq ft - 68 sq m  
(Excluding Garage)**

Garage Area 131 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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