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Parklands

Eynsham Road, Farmoor, Oxfordshire

Offers in excess Of £105,000



Parklands, Eynsham Road, Farmoor, Oxfordshire, OX2 9TA

Offers in excess Of £105,000 Leasehold

A fabulous first floor Flat specifically for the over 55's in a glorious parkland setting some 3 miles west of Oxford. The Flat is surrounded by over 20 acres of stunning gardens and parkland and the site enjoys commanding views across the surrounding countryside and woodland with views to nearby Farmoor reservoir. The Parklands development forms part of the Oakenholt site and comprises a mixture of Flats and Bungalows designed for independent living. Benefits include lift access, a residents Laundry & Lounge, on-site Manager and private parking. Parklands is an idyllic and secure countryside setting, equally suitable as a full-time residence or a second home close to the historic city of Oxford and some 15 miles from the Cotswolds. Viewing is advised.





SITUATION

Farmoor is situated some 3.5 miles west of Oxford with a regular daily bus service into both Oxford and Witney (8 miles) passing the foot of the Oaken Holt driveway. Farmoor is known locally for its large reservoir surrounded by open countryside close to the River Thames. It offers activities such as countryside walks, bird-watching, fishing, sailing and wind-surfing. Eynsham is a busy and vibrant village some 3 miles north of Oakenholt and boasts an excellent range of local shops and amenities.

DIRECTIONS

From Eynsham proceed over the Swinford Toll Bridge towards Oxford, through the village of Farmoor, and Oakenholt will be found after about 2.5 miles, clearly signposted on the left. From West Oxford leave the City on the Botley Road and join the B4044 Eynsham Road towards Farmoor.

THE ACCOMMODATION

Hall

Engineered oak flooring continuing into Lounge, electric storage heater, cupboard housing hot water cylinder, electric meter.

Sitting Room

Glazed doors with Juliet balcony to the side and window to rear.

Kitchen

Contemporary grey coloured units, worktop, tiled splashback, built-in electric oven, microwave, single drainer sink, window to rear.

Bedroom

Double room, wardrobe/cupboard, window to rear.

Shower Room

White suite, large shower cubicle, WC, wash basin in vanity unit, part-tiled walls, window to rear.

OUTSIDE

Communal Gardens

The Oakenholt complex is accessed by a winding tree-lined private road and is surrounded by over 20 acres of mature and established parkland with stunning views towards Farmoor Reservoir. Parklands residents and visitors have the use of a shared car parking area.

Tenure & Service Charge

Leasehold - The lease has been extended - 189 years from 1/11/1985. Current service charge: £150.63 per month.

Agent Note

We are advised that any buyer, at the time of purchase, must provide medical evidence to the Parklands Management confirming that they are able to lead an independent lifestyle.

Local Authority

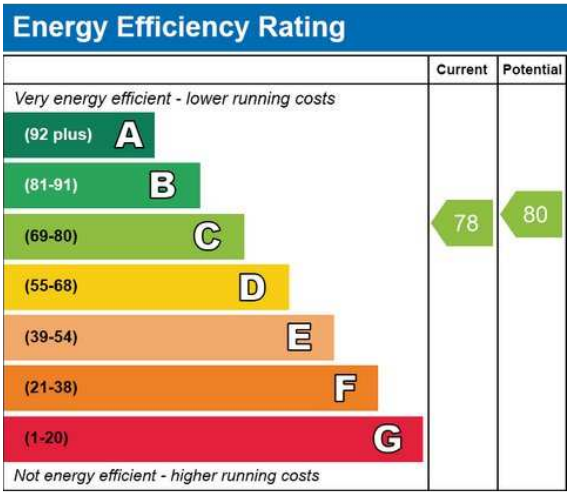
West Oxfordshire District Council - Band B.

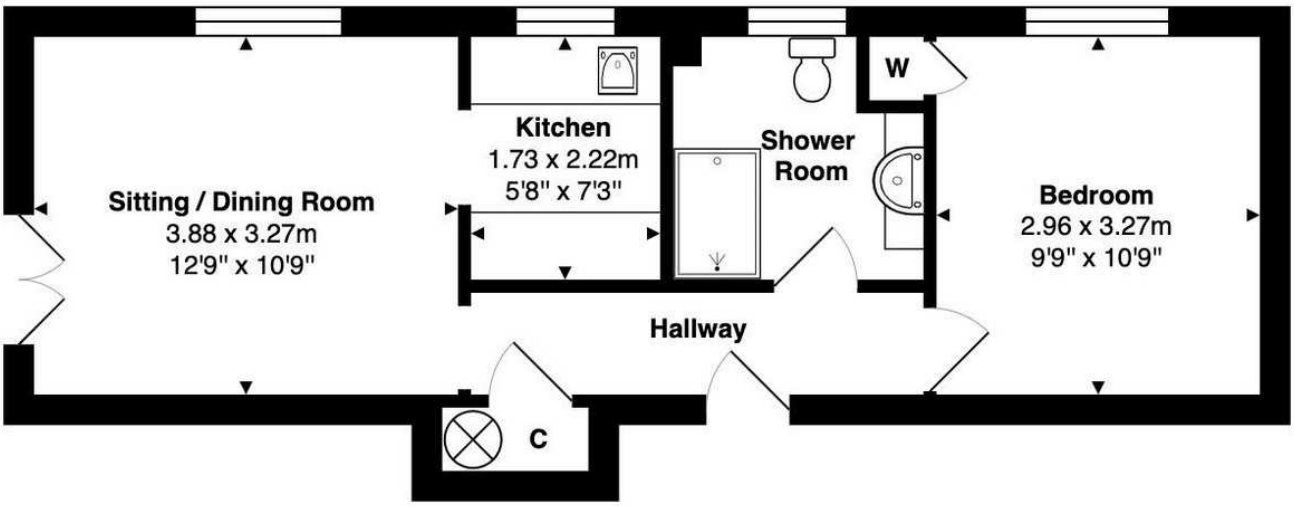














Approx. Gross Internal Area: 37.6 m² ... 405 ft²

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

These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.