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independent estate agents



**20 The Lanes**  
**Bampton, Oxfordshire**

**Guide Price £250,000**



## 20 The Lanes, Bampton, Oxfordshire, OX18 2JG

### Guide Price £250,000

### Leasehold

A beautifully situated 2 bedroom retirement cottage in a lovely courtyard setting close to the centre of Bampton, for those aged 55 and over. The property has a ground floor shower room, a front-facing sitting room with views onto the central pedestrian courtyard, and a kitchen/diner with double doors to a patio area and the communal gardens. On the first floor there are 2 bedrooms with wardrobes and an upgraded shower room. The well-tended walled communal gardens surround the properties on three sides and are a particular feature. There is a garage in a nearby block. The property is offered for sale with no onward chain. The Lanes is a highly regarded and well designed small development with an on-site manager, tucked away in the heart of Bampton close to all amenities.



## THE ACCOMMODATION

### Hall

Staircase to first floor.

### Shower Room

Tiled cubicle, WC, wash basin, understairs cupboard.

### Sitting Room

Window to front overlooking central courtyard garden. Wide archway to:-

### Kitchen/Diner

Base and wall units on three walls, worktop and tiled splashback, stainless steel single drainer 1.25 bowl sink. Integrated "Neff" appliances of electric oven, hob, fridge, freezer, dishwasher, washing machine. Extractor hood, window to communal garden. Dining Area with glazed double doors to patio area and communal garden. \*Appliances not tested\*

## On the first floor

### Landing

Access to fully insulated roof space, airing cupboard housing hot water cylinder.

### Bedroom 1

Windows to front with views of central courtyard, two built-in double wardrobes.

### Bedroom 2

Window to rear over communal garden - no overlooking windows, built-in double wardrobe.

### Shower Room

Upgraded with white suite of wc, bidet, wash basin in vanity unit, 1.5 size tiled shower cubicle, fully tiled walls, heated towel rail, window to rear.

## OUTSIDE

### Single Garage

In a small block within the development. Electric up and over door.

### Communal Gardens

Beautifully stocked and well maintained walled communal gardens run in a u-shape along the rear of the properties. A central pedestrian-only courtyard area has wide paths, a sun terrace, and areas of grass with beds comprising flowers, shrubs and ornamental trees. There is a small shed/store at the front of the property.

### Tenure/Service charge

Leasehold - 999 year lease dated from 1988.

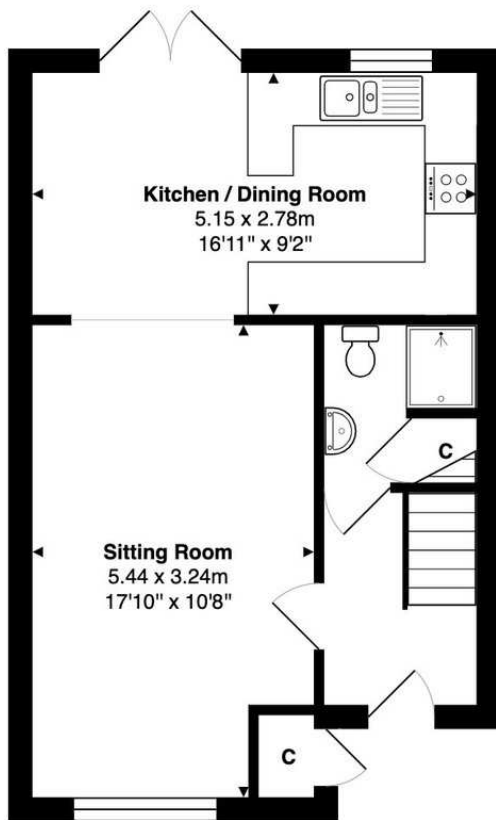
We are informed the current service charge is approx. £2640.00 per annum and includes an on-site manager, external maintenance, window cleaning, gardening, and buildings insurance.

### Council Tax

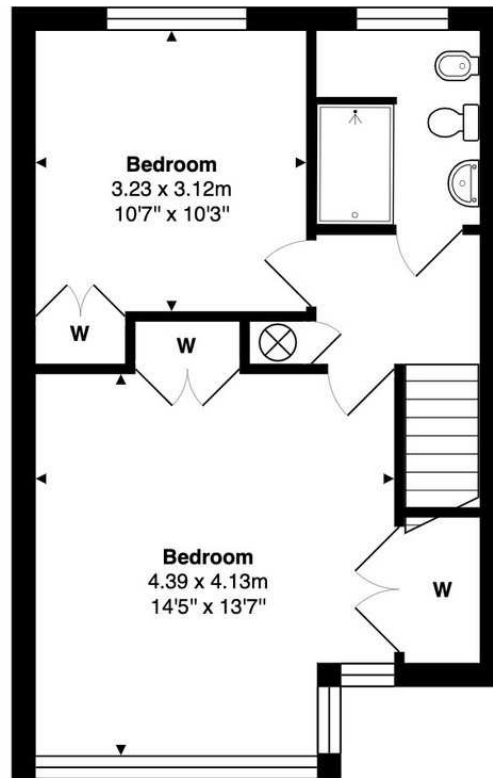
West Oxfordshire District Council - Band D.



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>		77
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



**Ground Floor**



**First Floor**

**Approximate Gross Internal Area**

81.3 m<sup>2</sup> ... 876 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 purpose only and should be used as such.

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