



**Connells**

Thornhill Close  
CARTERTON



### Property Description

A spacious two double bedroom first floor apartment situated on Thornhill Close in the popular Shilton Park development in Carterton.

The accommodation offers a good sized entrance hall, bathroom, two double bedrooms with the master benefitting from an ensuite and a open planned kitchen/dining room/living room. From the living room you lead onto an enclosed balcony which enjoys views over the park. Externally there is allocated parking.

The property is well situated to the local Coop, takeaways and hairdressers which can be found on Marigold Square.

### Entrance Hall

Door to side, cupboard and plumbing for washing machine.

### Kitchen/Dining/Living Room

28' max x 10' 2" max ( 8.53m max x 3.10m max )

Double glazed windows to side, built in fridge/freezer, base units, wall units, work surfaces, electric oven, electric hob, cooker hood and patio doors to enclosed balcony.

### Bedroom 1

15' extending to 20' " x 9' 1" max ( 4.57m extending to 6.10m x 2.77m max )

Double glazed window to rear and built in wardrobes

### Ensuite

WC, wash hand basin and shower cubicle.

### Bedroom 2

16' 1" x 8' 9" ( 4.90m x 2.67m )

Double glazed window to rear and door to enclosed balcony.

### Bathroom

WC, wash hand basin and bath shower over.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [carterton@connells.co.uk](mailto:carterton@connells.co.uk)**

Unit 2 Falklands House Black Bourton Road  
 CARTERTON OX18 3DN

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 2000.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CAR104117](http://connells.co.uk/Property/CAR104117)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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