



35 Parklands, Besselsleigh, OX13 5PN

Guide Price £340,000 Leasehold

THOMAS
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SALES LETTINGS



The Property

Coming completely end of chain, this beautifully presented one-bedroom ground floor apartment is located within the sought-after gated development of Parklands. Ideally positioned just off the A420, the property offers excellent access to Oxford city centre and is approximately 11 miles from Didcot, making it perfect for commuters.

Internally, the property features a generous entrance hall with useful storage space. The well-proportioned primary bedroom includes built-in wardrobes, while the modern family bathroom is also accessed from the hallway. The standout feature of the home is the impressive open-plan kitchen, dining, and living area. Finished to a high standard throughout, the kitchen is fully fitted with integrated appliances, complemented by ample quartz worktop space and excellent storage.

The development is set within an attractive, characterful building, accessed via a spacious and welcoming communal entrance hall. The apartment is conveniently situated on the ground floor and benefits from direct access to a private patio and garden area through patio doors. With a north-west facing aspect, the outdoor space enjoys plenty of afternoon sun. Allocated parking is located directly adjacent to the patio, providing easy and practical access.



Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Allocated parking with EV charging.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Vodafone.
- Restrictions & Covenants: General leasehold restrictions apply.



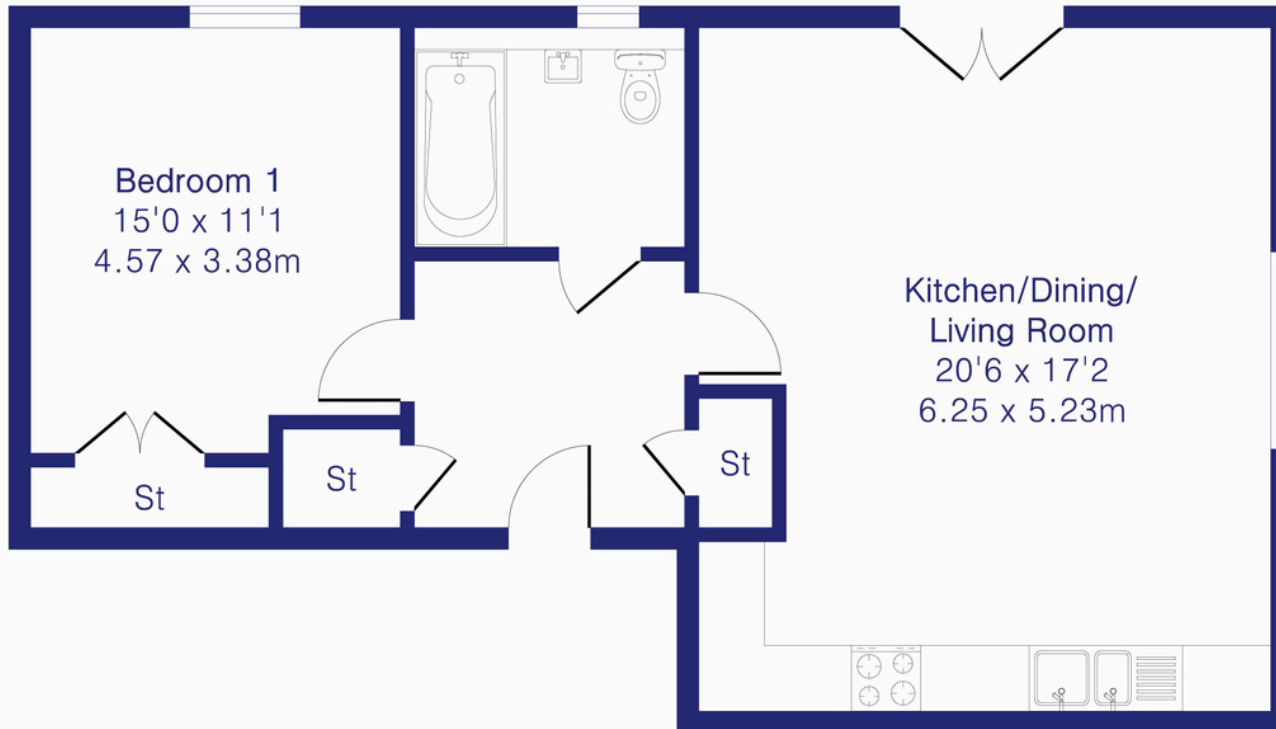
Key Features

- Exclusive gated development
- Two parking spots with EV charging
- High quality kitchen appliances with quartz worktops
- Double bedroom with built in wardrobes
- High quality bathroom suite with floor to ceiling tiles
- Surrounded by beautiful greens in the Oxfordshire countryside
- EPC Rating: C
- Council Tax: C

The Location

Parklands is an exclusive gated development set within the charming village of Besselsleigh, offering a perfect balance of countryside living and excellent connectivity. Surrounded by open green spaces and scenic walks, the area provides a peaceful, semi-rural setting while remaining highly convenient for commuters. The development is ideally positioned just off the A420, providing direct routes to Oxford city centre, which is approximately 6 miles away, and Swindon in the opposite direction. For rail connections, Didcot Parkway is around 11 miles away and offers fast services to London Paddington, making this an attractive location for those needing to travel further afield.

Approximate Gross Internal Area 654 sq ft - 61 sq m



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