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Parklands, Oakenholt
Eynsham Road, Farmoor, Oxfordshire

Guide £190,000

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

Guide £190,000 **Leasehold**

A beautifully situated 2 Bedroom Bungalow in a wonderful rural setting for the over 55's, some 4 miles outside Oxford. The property sits an elevated position at the end of a long tree-lined approach, and is surrounded by some 23 acres of established parkland with delightful views across farmland.
The Parklands development forms part of the Oakenholt residential care home site and comprises Flats and Bungalows designed for independent living. The accommodation includes Hall, Sitting Room, Conservatory, fitted Kitchen, 2 Bedrooms, Cloakroom and Shower Room. There is a private parking area close by and this property also benefits from an extended lease. The historic city of Oxford is within easy reach and a bus stop at the bottom of the drive provides regular daily services into the City and the Market Town of Witney via Eynsham. END OF CHAIN SALE - EARLY COMPLETION AVAILABLE.

THE ACCOMMODATION

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

Sitting Room
Sliding patio doors to:-

Conservatory
PVCu framed, double doors to rear and beautiful open views over neighbouring farmland.

Kitchen
Modern base and wall units, worktop and tiled splashbacks, single drainer 1.25 bowl sink, electric oven/hob, extractor hood, plumbing for washing machine, tiled floor, window to front.

Bedroom 1
Window to rear with farmland views.

Bedroom 2
Window to front on to communal grounds.

Shower Room
Refitted white suite of walk-in shower, wash basin, WC, tiled floor, part-tiled walls.

OUTSIDE

Parking
A shared private parking area for the Parklands residents is close by.

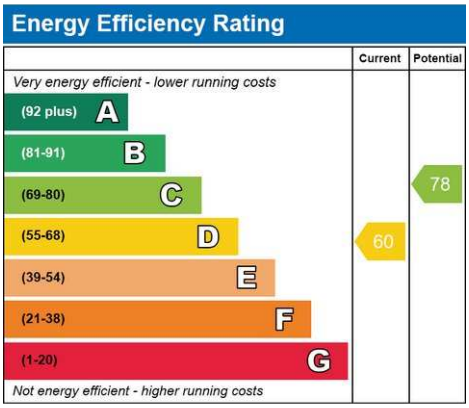
Communal Gardens
There are well very tended communal gardens and grounds around the property for the residents to enjoy. The complex is accessed by a winding private road and is surrounded by mature and established parkland. This property enjoys wonderful open views over neighbouring farmland at the rear.

TENURE
Leasehold - 189 years from 1-11-85.

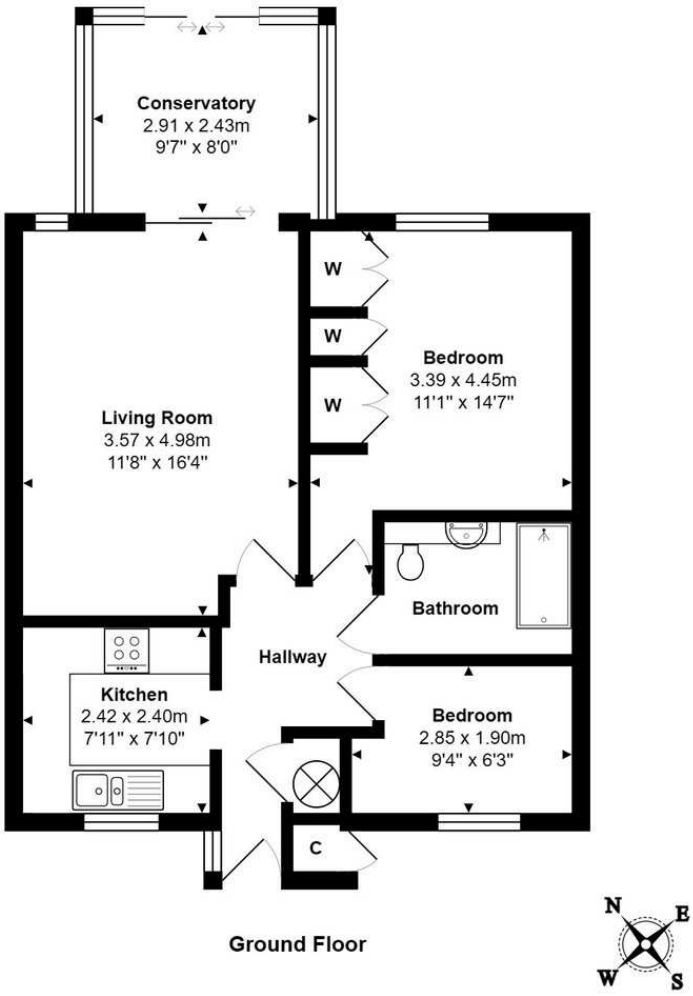
The lease has approximately 148 years unexpired.

SERVICE CHARGE
The current amount payable is £214.95 per month.

COUNCIL TAX
West Oxfordshire District Council - Band C.



** Glorious rural setting 3 miles from Oxford * Extended lease * Over 55's age restriction * * 2 Bedrooms * Well tended communal grounds * Surrounded by established parkland * * On-site Manager * End of chain sale **



Ground Floor

Approximate Gross Internal Area 62.6 m² ... 674 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 purpose 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.