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Swanlands House
Eynsham, Oxfordshire

Offers Over £100,000



Swanlands House, Swan Street, Eynsham, Oxfordshire, OX29 4HD

Offers Over £100,000

Leasehold

A first floor 1 bedroom flat for the over 60's in a small purpose built block of just 8 units, well positioned in the very centre of the village within a short level walk of excellent local amenities. The property would benefit from some updating and is offered for sale with no onward chain. It has electric heating, double glazing, shared parking and communal outside space. The block has stair lift access to the first floor if required, a residents lounge and laundry.



THE ACCOMMODATION

Communal Hall

Communal ground floor entrance with stairs (and stair lift) to the first floor. There is a residents lounge on the ground floor along with a laundry room.

Hall

Airing cupboard housing hot water cylinder. Access to roof space.

Shower Room

Tiled cubicle, pedestal basin, WC.

Sitting Room

Double glazed south-facing window to front. Arch to:-

Kitchenette

Base and wall units, worktop, tiled splashback, stainless steel single drainer sink, electric oven/hob, space for larger fridge.

Bedroom

Double glazed window to front, built-in double wardrobe with folding doors. Electric storage heater.

OUTSIDE

Parking

Shared parking area at the rear.

Communal Garden

Paved courtyard garden at the rear of the block. Path along the front with shrub bed, enclosed by a low stone wall.

TENURE

Leasehold - 99 year lease granted in 1984.

COUNCIL TAX

West Oxfordshire District Council - Band B.

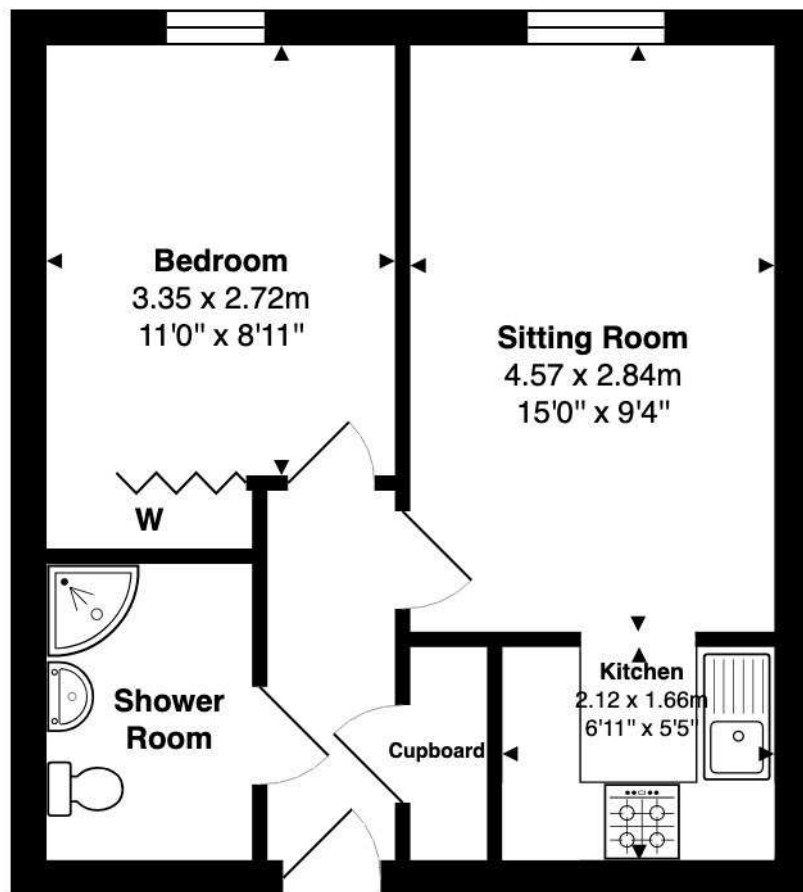


STAR ITEMS

- * 1 double Bedroom
- * Sitting Room
- * Shower Room
- * Kitchenette
- * Double glazing
- * Residents Lounge
- * Shared parking
- * Old village location
- * Walking distance to excellent amenities
- * No onward chain

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



1st Floor

Approx. Gross Internal Area 36.0 m² ... 388 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.

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