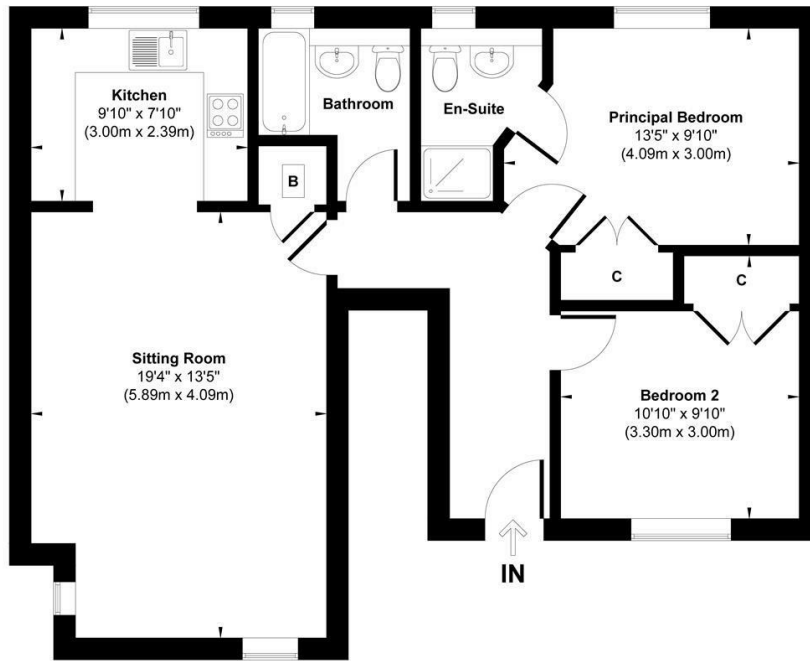




17, RANDOLPH AVENUE, WOODSTOCK, OX20 1FG

FLOWERS
ESTATE AGENTS

17 Randolph Avenue, Woodstock OX20 1FG
Approximate Gross Internal Area 72.65 sq.m / 782 sq.ft



Ground Floor

Illustration for identification purpose only, measurements approximate and not to scale.





17, Randolph Avenue, Woodstock, OX20 1FG

Leasehold

- Ground floor apartment
- Kitchen with integrated appliances
- En-suite to master bedroom
- Communal courtyard
- EPC grade B
- Large sitting room
- Two double bedrooms
- Allocated parking
- Council Tax Band C

Built in 2010, this perfect two bedroom ground floor apartment is located in a desirable residential road within Woodstock. Well proportioned and presented in a neutral palette throughout, the accommodation comprises of a bright and welcoming living area, adjoining kitchen with integrated appliances, two double bedrooms including the master bedroom with en-suite and family bathroom. Both bedrooms feature built in wardrobes.

Additional benefits include gas central heating, double glazing, and an allocated parking space. Viewings highly recommended.

Leasehold 125 years from October 2010. Years remaining 109

Ground Rent £10 pa

Service charge £200.90pa (2026 to 2027)

Estate charge payable £176pa





CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Woodstock

This thriving market town is located north west of Oxford and on the edge of Blenheim Palace Estate. Residents benefit from a 'walking pass' for the grounds. The town itself has an active community and a charming centre with a Post Office, churches of several denominations and a wide range of shops, hotels, restaurants and pubs. It has excellent schools/childcare facilities and good access to the well known Oxford schools including St. Edwards, Summer Fields, The Dragon, Oxford High, Headington Girls and Radley. Woodstock is conveniently located for the M40, the Cotswolds and Stratford-upon-Avon and Soho Farmhouse is approximately 10 minutes' drive away. There are a variety of commuter options for Oxford, London & the Midlands including regular buses to Oxford Parkway station providing fast (approx. 55 mins) trains to London Marylebone.

Local Authority:
Council Tax Band:

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

