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**2 Thames Court, Thames Street
Eynsham, Oxfordshire**

Guide Price £239,000



2 Thames Court, Thames Street, Eynsham, Oxfordshire, OX29 4JW
Guide Price £239,000 **Leasehold**

A rarely available 2 Bedroom first floor Flat in Thames Court, a small and discreet two storey block tucked away in a pleasant courtyard setting in the old village centre with amenities on the doorstep. The property has very well tended walled communal gardens on the three sides of the block, with allocated car parking in front. The flat is approached by a staircase shared with one other property and the accommodation includes a south facing Sitting Room, Kitchen, 2 Bedrooms, and Bathroom. There is parking for one car along with visitor parking. This is a perfect setting for those wanting a secure central village location without an age restriction. END OF CHAIN SALE.



THE ACCOMMODATION

Communal staircase

Front door to:-

Hall

Access to roof space, storage/coats cupboard.

Sitting Room

South-facing windows to front overlooking the courtyard.

Kitchen

Older style base and wall units, worktop, tiled splashbacks, stainless steel single drainer sink, electric cooker point, plumbing for washing machine, window to front.

Bedroom 1

Window to rear.

Bedroom 2

Window to rear. Currently used as a Dining Room.

Bathroom

Coloured suite of panelled bath with electric shower over (not tested), pedestal basin, WC, airing cupboard housing hot water cylinder.



OUTSIDE

Parking

Allocated parking space at the front plus visitor spaces.

Gardens

Well-tended and part-walled communal gardens surround the property on three sides, comprising lawn areas, flowers beds and borders. There is also an enclosed area with washing line and garden store.

COUNCIL TAX

West Oxfordshire District Council - Band C.

SITUATION

Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities with a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. A wonderful range of shops and facilities include CO-OP and Spar shops, a butcher, greengrocer, off-licence, post office, library, medical centre, delicatessen, coffee shops, beautician, hairdressers, and a handful of traditional village pubs. The village has toddler groups, a primary school, and the highly rated Bartholomew secondary school. A community further buoyed by sports clubs, groups and societies catering to all age groups and interests. There are some wonderful walks across open countryside and along the nearby Thames path at Swinford toll bridge.



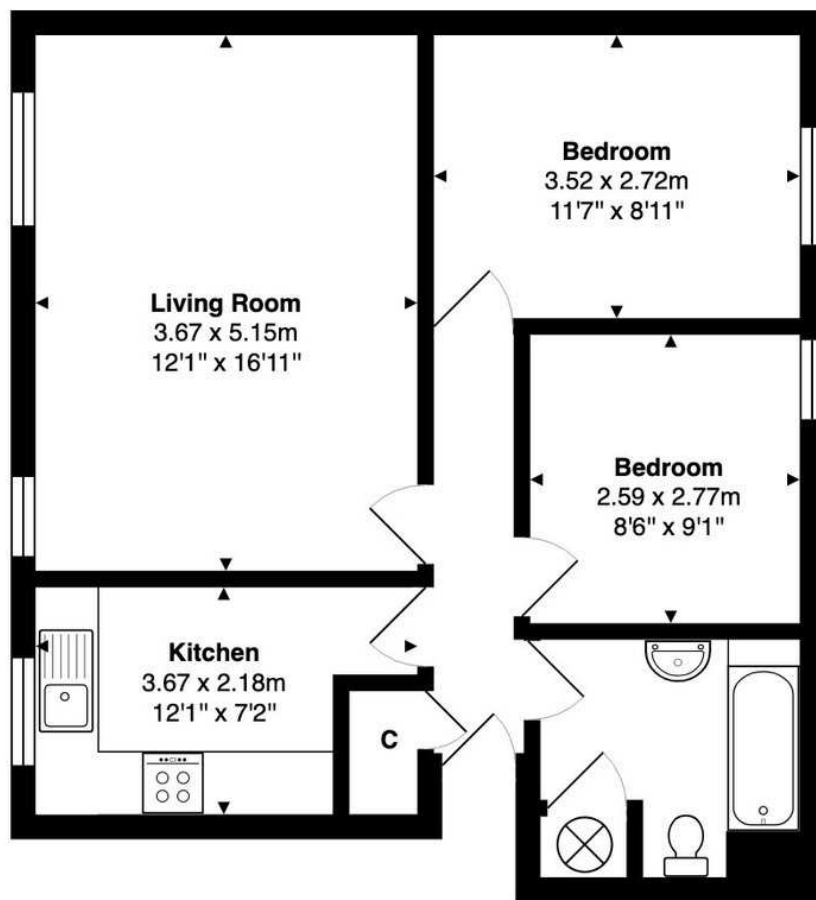
TENURE / SERVICE CHARGE

Leasehold from 1987 with approximately 85 years unexpired.
The flat owner will take a share in the Thames Court management company.
We understand the current service charge is £850.00 per annum.

STAR ITEMS

- * 2 Bedrooms
- * Allocated parking
- * Central village position
- * Electric heating
- * Off-road courtyard setting
- * End of chain sale
- * Communal gardens
- * Viewing advised

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



First Floor

Approximate Gross Internal Area

55.9 m² ... 602 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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