



Asking Price £160,000 Leasehold

1 Bedroom, Apartment - Retirement

11, Emden House Barton Lane, Headington, Oxford, Oxfordshire, OX3 9JU

 0800 077 8717

 sales@churchillsl.co.uk

 churchillsl.co.uk

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Sales & Lettings
Retirement Property Specialists

Emden House

The apartments at Emden House are owned by Secure Retirement Association (Headington) Limited, a non-profit making limited company run on co-operative lines. Residents become Members of the Association and shareholders when they lease an apartment, by making a loan to the value of the apartment.

Emden House stands in its own grounds in the village conservation area of Headington, with views over open country to the North and Bury Knowle Park to the South. There is a gate from Emden House garden into the park. Shops, including Waitrose and post office, are about a quarter of a mile away across the park, or down Old High Street. The local library is in the park. From the centre of Headington there are buses every ten minutes into Oxford, and a frequent coach service to London.

The House Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Communal Area from coffee mornings to games afternoons and film nights. There is also a Library and Laundry Room for use by the Owners.

There is a call warden service and smoke and heat detectors to provide unrivalled peace of mind. Emden House is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Emden House requires at least one apartment Owner to be over the age of 55.



Property Overview

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

****BRAND NEW CARPETS THROUGHOUT****

Welcome to Emden House! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property is conveniently located near the lift and stairs and has recently been re-painted and had new carpets fitted throughout.

The Living Room is generous in size offering ample space for living and dining room furniture. There is a large window and two Velux windows that provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4-ring electric hob and space for a fridge/freezer.

The Bedroom is a good-sized double room with a built-in wardrobe. There is plenty of space for additional bedroom furniture if required and a Velux window keeps this lovely bedroom bright and light.

The Shower Room offers a large shower with handrails, heated towel rail, WC and wash hand basin.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Emden House!



Features

- One bedroom first floor apartment
- Fitted Kitchen
- Close to the town centre & excellent transport links
- House Manager available 5 days a week
- Owners' Communal Area and Library
- Call warden service
- Lift to all floors
- Landscaped gardens
- Recently redecorated throughout



Key Information

Service Charge (Year ending 31st January 2027)
£7,237.43 per annum.

Ground rent is not collected at this development

Council Tax Band C

A new 50 year Lease is granted on property transfer.
Please refer to Churchill Estates Management
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Apartment heating and water, call warden service, buildings insurance, communal water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, House Manager and a contribution to the contingency fund.

A 2% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

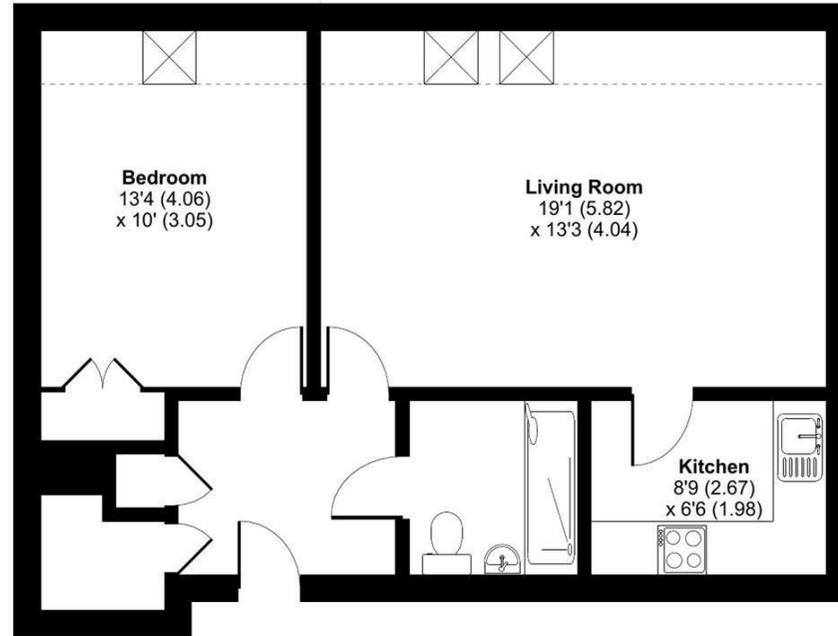
EPC Rating: D

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

Approximate Area = 548 sq ft / 50.9 sq m
Limited Use Area(s) = 58 sq ft / 5.4 sq m
Total = 606 sq ft / 56.3 sq m
For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1289827



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