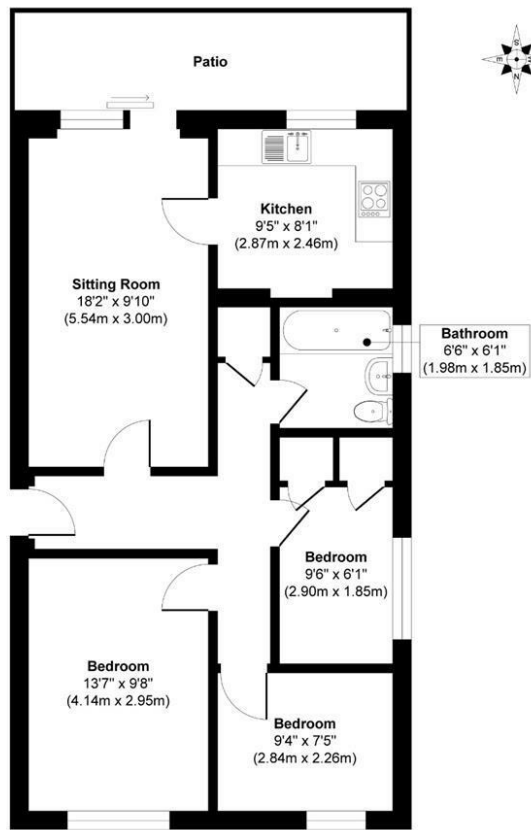




28, COCKPIT CLOSE, WOODSTOCK, OX20 1UH

FLOWERS 
ESTATE AGENTS



Floor Plan
Approximate Floor Area
718 sq.ft
(66.70 sq.m)

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





28, Cockpit Close, Woodstock, OX20 1UH

Leasehold

- Three bedroom ground floor apartment
- Reception room with sliding doors to patio
- Communal courtyard garden and storage unit
- Ideal investment opportunity
- Council Tax Band C | Awaiting EPC
- Central Woodstock location close to Blenheim Palace grounds
- Fitted kitchen with window
- Eligible for permit parking
- Leasehold - 87 years remaining on lease

A well proportioned three-bedroom ground floor apartment situated in the heart of Woodstock town centre, flanking Blenheim Palace grounds.

Conveniently situated within striking distance of the town centre and local amenities, the apartment unfolds over 700 Sq. Ft. Accommodation comprises a central hall leading to a welcoming reception room with sliding doors to an outside patio, fitted kitchen, three double bedrooms and the family bathroom.

Externally, the property benefits from a communal low maintenance courtyard and separate storage unit, The block has also recently been subject to extensive works and has had a new roof installed. Eligible for permit parking.

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.





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	71	74
(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	

Local Authority: West Oxfordshire District Council
Council Tax Band: C

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.

