



29 Coxwell Gardens, Faringdon

Guide Price £65,000

Waymark

29 Coxwell Gardens

Faringdon

An opportunity to purchase this modernised one double bedroom first floor over 55's apartment, which is located in the heart of Faringdon, and only a short walk to all amenities, market place and bus stop. The property also benefits from open plan living space, modern kitchen, communal parking and communal landscaped gardens.

The property is offered to the market as an investment opportunity with a tenant in situ and comprises; Entrance hall with stairs leading up to the first floor, open plan sitting/dining room, modern recently fitted kitchen, hallway with two large storage cupboards, spacious shower room and large double bedroom complete with built-in wardrobe.

All the properties on the development are set in maintained, communal gardens. There is generous private communal car parking provided for the exclusive use of residents of Coxwell Gardens and their guests.

The property is leasehold with circa 89 years remaining on the lease, and is connected to mains electricity, water and drainage. There is electric radiators providing heating and there are double glazed windows throughout. The maintenance charge is currently £236.40 pcm and the ground rent is £169.44, payable bi-annually. This property must be viewed to be fully appreciated.

- INVESTMENT OPPORTUNITY – TENANT IN SITU
- Over 55's Development
- First Floor Apartment
- One Double Bedroom Complete With Storage
- Open Plan Sitting/Dining Room
- Modern Kitchen
- Spacious Shower Room
- Communal Car Parking
- Beautiful Landscaped, Maintained Communal Gardens





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Faringdon

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

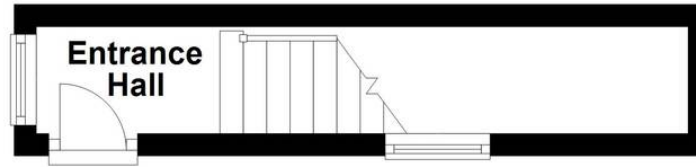
EPC Environmental Impact Rating: E





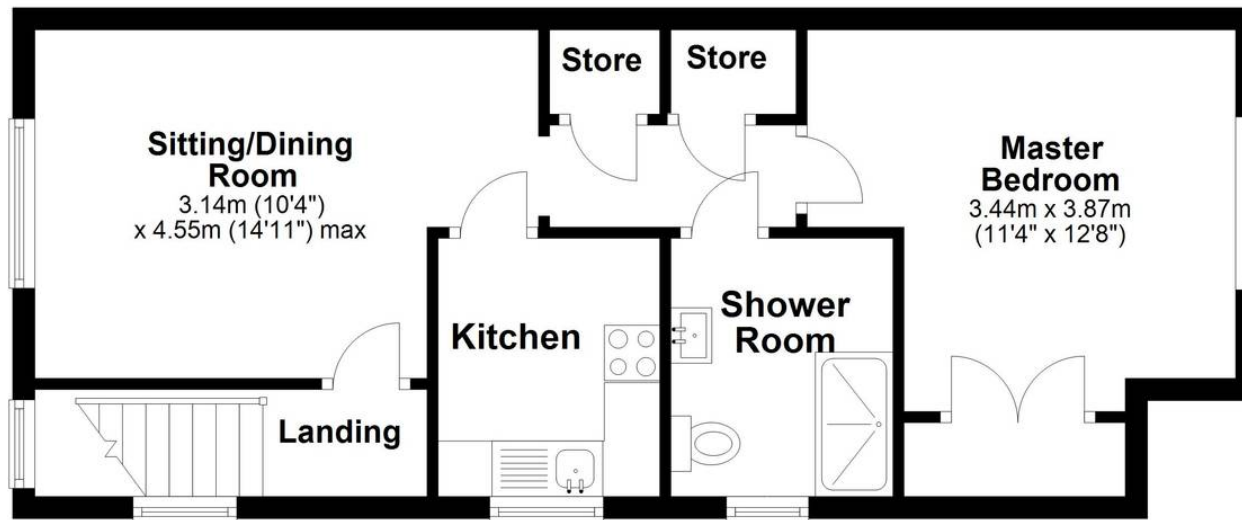
Ground Floor

Approx. 5.7 sq. metres (61.1 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



Total area: approx. 50.2 sq. metres (540.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Waymark Property Limited

Waymark Ltd, 2 Cornmarket – SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – This plan is for illustrative purposes only.