



Flat 4, Dundas Court, 24 Coxwell Road

In Excess of £230,000

Waymark

Flat 4

Dundas Court, Faringdon

A fantastic opportunity to purchase this impressive two double bedroom ground floor apartment situated in the heart of Faringdon within a converted period property. The property has been refurbished and re-decorated by the current owners and has been finished to a high standard throughout. The property benefits from spacious living space, private rear courtyard, communal gardens and communal off-street parking.

This stunning property comprises of; Entrance hall with storage cupboard, modern open plan kitchen/diner with built-in appliances, spacious sitting room with French doors out to the rear courtyard garden, modern bathroom with shower over the bath and velux window, two spacious double bedrooms. The property benefits from attractive solid wooden flooring or tiled flooring throughout.

Outside there is communal off-street parking as well as communal gardens. The property also benefits from a brick built storage shed. To the rear there is also a private rear courtyard garden which is paved for easy maintenance.

The property is leasehold and is connected to mains gas, electric, water and drainage. There is upvc double glazing and mains gas central heating throughout. The remaining lease is circa 106 years, and the ground rent/management fees are currently £176 p/month. This covers management costs, buildings insurance, outside communal garden maintenance, communal lighting & a contribution to the Sinking Fund. This property must be viewed to be fully appreciated.

- Single Storey Ground Floor Apartment
- Refurbished To A High Standard Throughout By The Current Owners
- Two Spacious Double Bedrooms
- Two Reception Rooms
- Including Beautiful Open Plan Kitchen/Diner With Built In Appliances
- Modern Bathroom
- Private Rear Courtyard Garden
- Large Communal Garden
- Leasehold With 106 Years Remaining
- Popular And Established Location





Flat 4

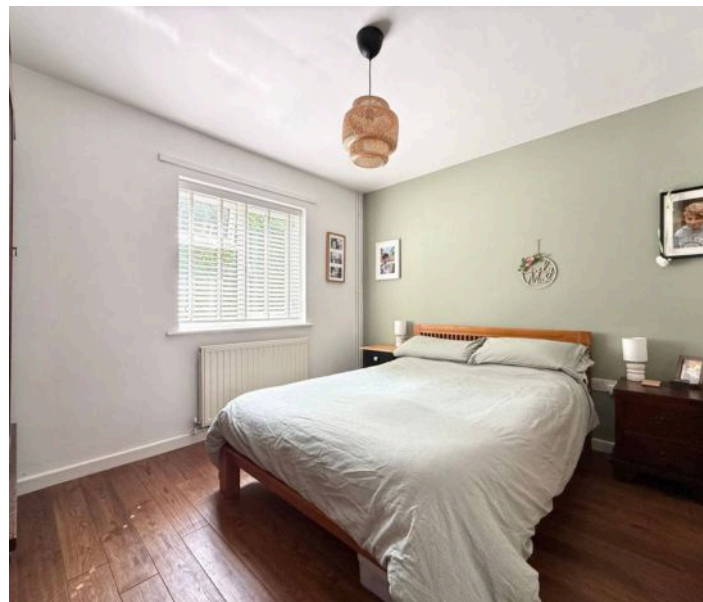
Dundas Court, Faringdon

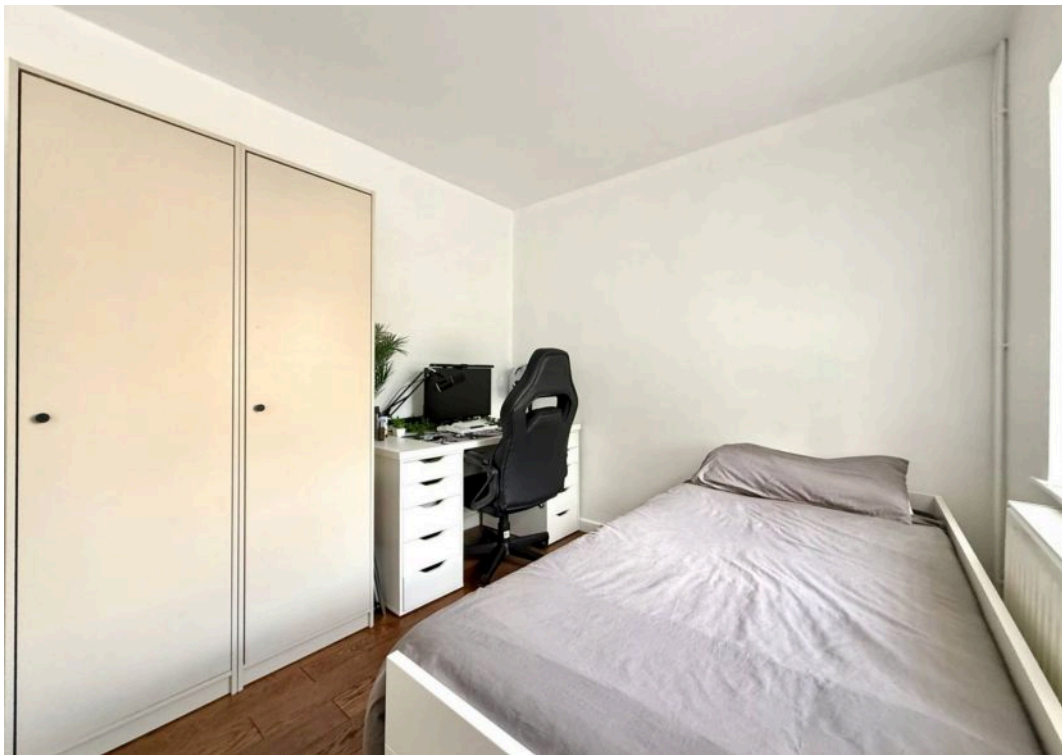
The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by 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: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

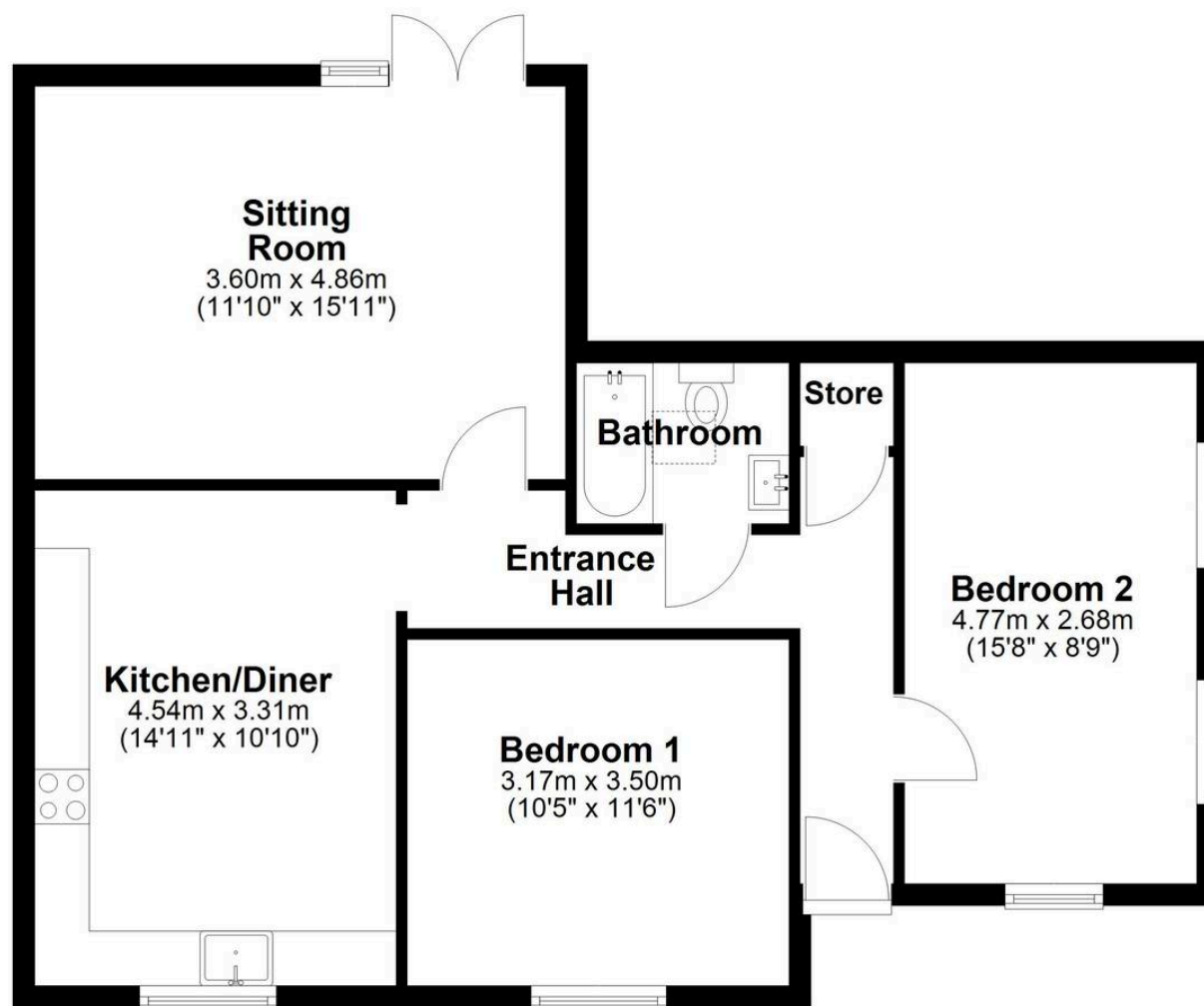






Ground Floor

Approx. 69.5 sq. metres (748.4 sq. feet)



Total area: approx. 69.5 sq. metres (748.4 sq. feet)

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.