Dove Court, Swan Lane, Faringdon SN7 7AB  £115,000

One of the nicest one bedroom apartments in this delightful retirement complex.
The Property
A spacious one bedroom retirement apartment situated on the first floor of this modern purpose-built building.

On entering the apartment, the living room offers a sitting room with dining area and useful study area. The modern kitchen offers a range of wall and floor mounted units. There is a modern bathroom and a double bedroom with built-in wardrobe.

Dove Court is a retirement complex for the over 60s. The development offers communal gardens and a communal living room and laundry room, as well as a bedroom available for visiting family or friends.

The current service charge is £1,872 per annum, with ground rent of £395 per annum, payable half-yearly in advance. The lease is 125 years from 1st January 2005 (115 years left).

Directions
From Faringdon Market Place, proceed up London Street, take the first turning left into Swan Lane (a narrow lane between the Piano Shop and the Viceroy Indian restaurant) and first right into Dove Court.

Amenities
The historic market town of Faringdon, dating back at least to the 12th century, has a thriving community and amenities such as the Leisure Centre, Library, Faringdon Community College, Junior and Infant schools as well as Ferndale House Preparatory School and The Old Station Nursery, a doctor’s surgery and a Family Centre.

The Tower on Folly Hill was built by Lord Berners in 1935 and affords panoramic views across four counties. For over 20 years, the town has been twinned with Le Mêle-sur-Sarthe in France and in 2004, Faringdon became the first Fairtrade town in the South East of England. The town is served by the Stagecoach 66 bus which runs a half-hourly service through much of the day from Swindon to Oxford and back. The town is also ideally positioned for the A420, leading to the A34, M40 and M4 and mainline railway services from Swindon, Oxford and Didcot Parkway.

Viewings
Strictly by appointment only – appointments to view should be made through our Faringdon Office – 01367 240356.

Local Authority
Vale of the White Horse District Council

Services and Tenure
We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Leasehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

EPC rating: B

Ref: FAR/4151/LC/2301015

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.