



Russ Avenue, Faringdon SN7 7GA

A modern, two bedroom ground floor apartment with allocated parking.

£175,000

The Property

A modern ground floor apartment, situated within the popular Folly Park View development.

Entered via a communal hallway the private access leads to an entrance hall, off which are two double bedrooms and a bathroom with a white suite. There is also an open plan living space providing a sitting/dining area and a fitted kitchen with a range of wall and floor mounted units and offers views to the front.

Outside, there is an allocated parking space and the property is warmed by gas-fired central heating. All mains services are believed to be connected and the tenure is assumed to be Leasehold.

Directions

From Faringdon Market Place, proceed up Marlborough Street to the mini roundabout and bear left into Station Road/Park Road. Immediately before the Esso fuel station, take a left hand turn into Palmer Road and continue ahead until the road forks. Take the right hand fork into Russ Avenue and the property can be found shortly afterwards on the left hand side.

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 The Old Station Nursery, a doctor's surgery and a Family Centre. Buses travel from the town to private schools at Abingdon.

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

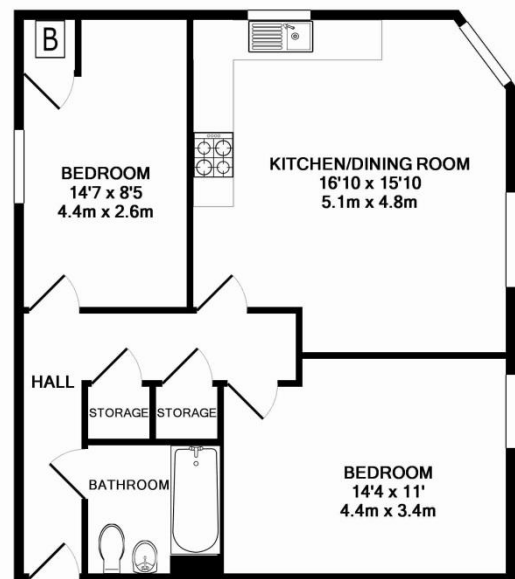
Vale of the White Horse District Council

Services and Tenure

We believe the property is served by mains electricity, gas, 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/4341/LC/091116



TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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