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1 Railway Court
Eynsham, Oxfordshire

Guide Price £225,000



1 Railway Court, Station Road, Eynsham, Oxfordshire, OX29 4NY
Guide Price £225,000 **Leasehold/Share of Freehold**

A beautifully proportioned ground floor 2 bedroom apartment forming part of an old stone-built Victorian coaching Inn in the old village centre close to the excellent local amenities. Railway Court comprises just three apartments and a private house with a central courtyard. The property requires investment but has huge character, high ceilings, sash windows, and fireplaces.

The accommodation includes a private entrance, a good-sized kitchen, a large sitting room, dining hall, conservatory, 2 double bedrooms (main en-suite), bathroom and a large cellar. Small communal garden. END OF CHAIN SALE.



THE ACCOMMODATION

Door to:-

Dining Hall

Fireplace with stove, tiled floor, cupboard housing hot water cylinder and gas fired boiler (requires repair/replacement). Glazed door to:-

Conservatory

uPVC framed on a dwarf wall with a pitched glazed roof, tiled floor, double doors to courtyard.

Kitchen

Base and wall units on 3 walls, worktop, tiled splashback, single drainer 1.25 bowl sink, plumbing for washing machine, electric oven, gas hob, extractor hood, slimline dishwasher. Exposed floorboards, double glazed window to courtyard - south facing, old storage cupboard. *Appliances not tested.

Sitting Room

Window on to Acre End Street, fireplace with stove, picture rail, feature window architraves and wall panelling.

Inner Hall

Bedroom 1

Windows to Acre End Street, period style architraves.

En-Suite Shower

Tiled cubicle, contemporary basin, WC.

Bedroom 2

Secondary glazed sash window to Station Road.

Bathroom

Panelled bath with shower over, pedestal basin, WC.

Cellar

Stone steps access to large cellar.



OUTSIDE

Communal Garden

Small area of communal garden. The property has no off-road parking.

Tenure

Leasehold - 999 year lease from June 2001. Share of Freehold.

Railway Court Residents Association (Eynsham) Ltd. Service charge of approximately £150.000 per month.

COUNCIL TAX

West Oxfordshire District Council - Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approx. Gross Internal Area 110.4 m² ... 1188 ft²

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

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