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St Michael's House
Acre End Close, Eynsham, Oxfordshire

Guide Price £318,500



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Leasehold

A very individual 2 bedroom second floor apartment in a converted period house within central Eynsham close to the excellent local amenities. The property has allocated parking at the rear, gas central heating, and delightful rooftop views towards Wytham woods. The property has been imaginatively converted and this apartment retains the original elegant staircase leading from a private ground floor entrance hall with useful storage and desk space. The light & airy open-plan living space boasts a contemporary kitchen area with integrated appliances and a lounge with south-facing window. There are two double bedrooms with wall panelling, one having bespoke fitted storage and book shelving. The modern bathroom suite has a twin-headed shower over the bath and a Velux roof-light. The apartment has huge appeal and will suit those looking for character with the benefit of a modern contemporary finish. Early viewing is advised.



THE ACCOMMODATION

Communal entrance with entry-phone

Door to:-

Entrance Hall

A private hall with an elegant period staircase leading up to the second floor. Very useful storage area, ample space for a desk to create a work area if required. Additional wall space and a radiator on a half-landing.

Second Floor

Landing

Contemporary panelled doors to all rooms, roof lights over stairwell, entry-phone, access to roof space, cupboard housing consumer unit.

Lounge/Kitchen

A light and airy open-place living space with south-facing window to front and east-facing window with roof-top views towards Wytham. The kitchen area comprises gloss grey base units, granite worktop and tiled splash back, inset sink, built-in electric oven and hob, extractor hood, dishwasher, washing machine, island unit with storage and breakfast bar, cupboard housing gas fired boiler. Sloping roof, down-lights.

Bedroom 1

Velux roof light to rear elevation, sloping roof, wall panelling.

Bedroom 2

East-facing dormer window with views to Wytham woods, wall panelling, bespoke fitted storage and book shelving, sloping roof.

Bathroom

White suite of panelled bath with twin-head shower and tiled surround, wash basin, concealed cistern WC, toiletries storage, Velux roof light.

OUTSIDE

Tenure

Leasehold - We are informed the lease has 991 years unexpired. The current service charge is £766.00 per annum.

Parking

One allocated parking space.

Council Tax

West Oxfordshire District Council - Band B.





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

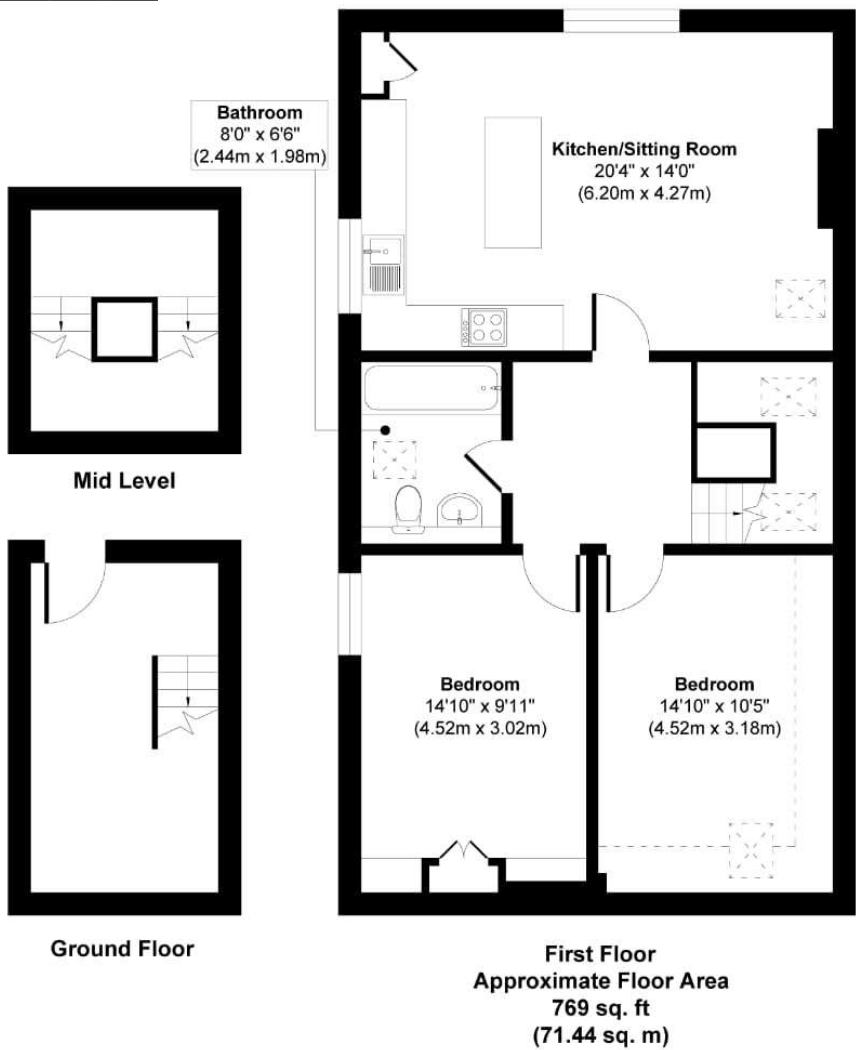


Illustration for identification purpose only, measurements approximate and not to scale.