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abbeyproperties
independent estate agents



**Flat 5, 24 Swan Street
Eynsham, Oxfordshire**

Guide Price £195,000



Flat 5, 24 Swan Street, Eynsham, Oxfordshire, OX29 4HU

Guide Price £195,000

Leasehold

A centrally located 1 bedroom second floor flat in a small block of just 5 units close to the village centre and within walking distance of the excellent village facilities.

The property has been recently refurbished and is in very good decorative order with accommodation consisting of an open plan refitted kitchen/lounge, 1 double bedroom, and a bathroom. The flat has shared off-road parking, electric heating, and is offered for sale with no onward chain. Share of freehold.



THE ACCOMMODATION

Communal Entrance

Staircase to first floor.

Private Flat Entrance

Staircase to second floor.

Kitchen/Living Room

Refitted kitchen with contemporary base units, worktop, tiled splashback, single drainer 1.25 bowl sink, electric oven and hob, fridge and washing machine. Carpeted Lounge area with a feature dormer to the rear elevation and West-facing window to side.

Landing

Sloping roof with Velux roof light, cupboard housing hot water cylinder, eaves storage.

Bedroom

Feature dormer window to the rear elevation.

Bathroom

White suite of panelled bath with rainfall shower and hand-held shower, pedestal basin, WC, Velux roof light, storage cupboard.

Tenure

Leasehold - We understand there are approx. 974 years remaining on the lease. Each flat owner will ultimately have a share in the Swan Street Property Management Company.

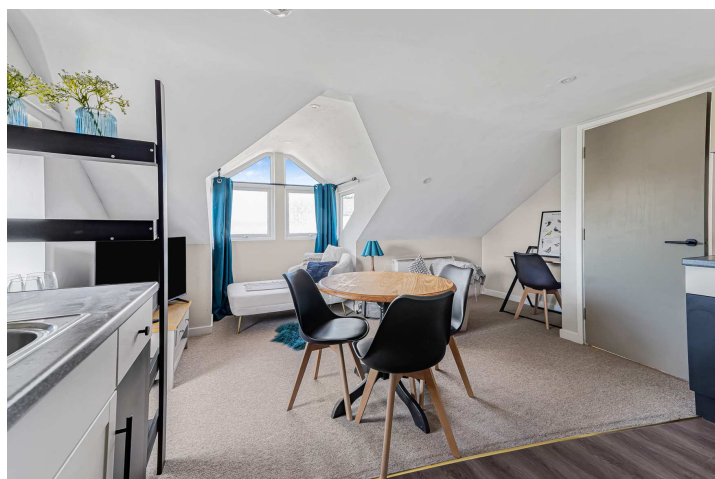
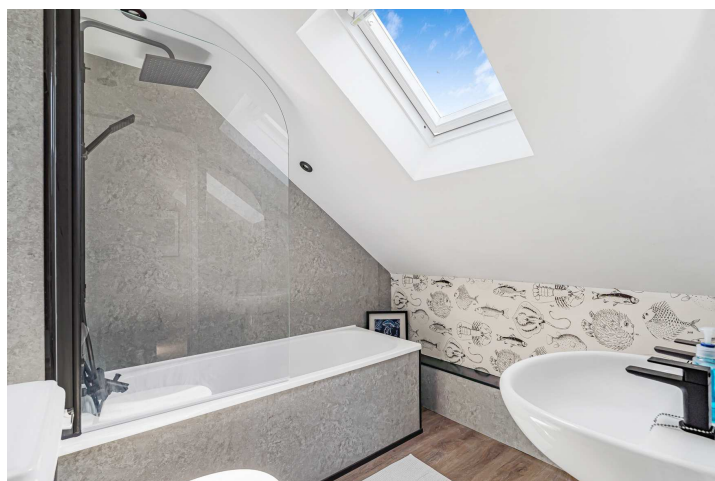
Service Charge

We understand this will be set at approximately £1000 per annum.

Council Tax

West Oxfordshire District Council - Band B.

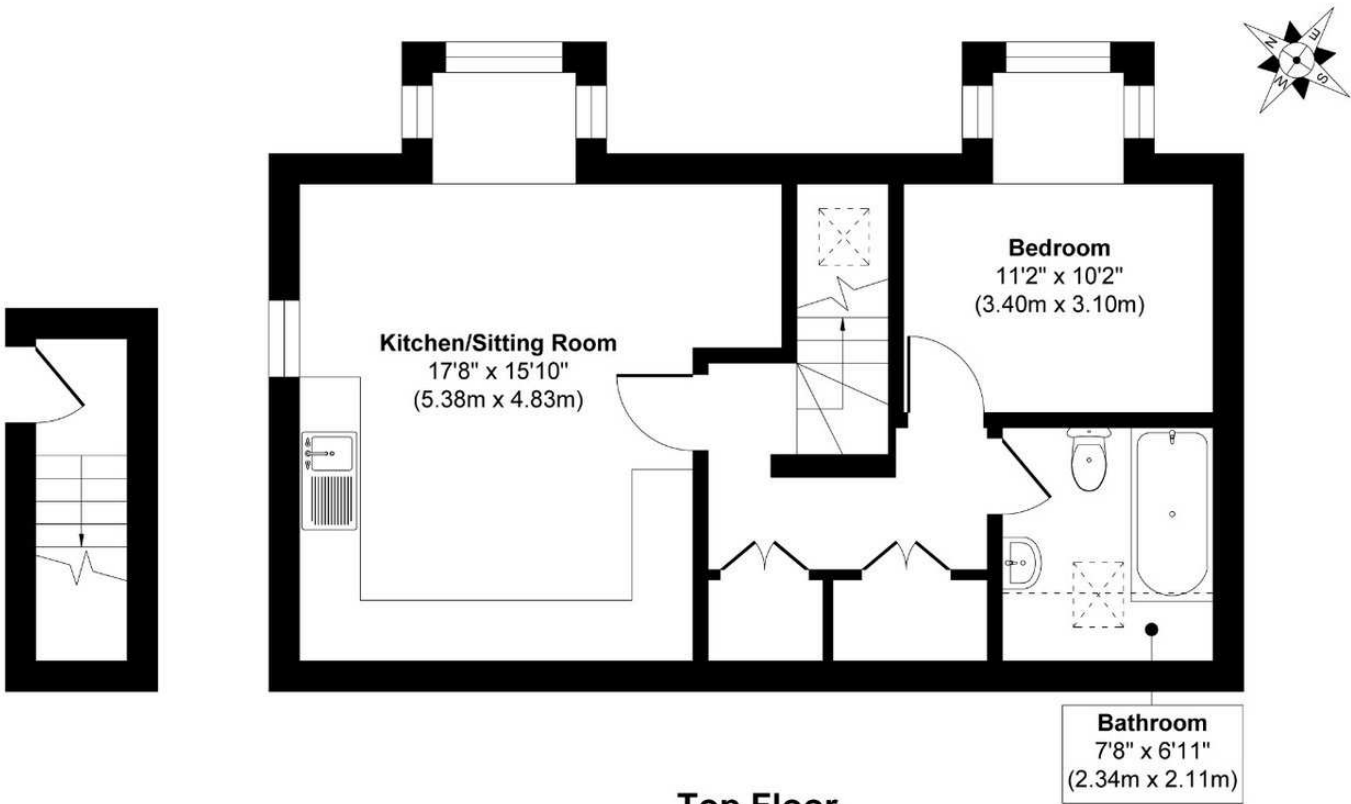
Eynsham is a sought-after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. A wonderful range of shops and facilities in the village includes CO-OP and Spar shops, a butcher, greengrocer, off-licence, post office, library, medical centre, delicatessen, coffee shops, beautician, hairdressers, and a handful of traditional village pubs. The village has toddler groups, a primary school, and the highly rated Bartholomew secondary school. The community is further buoyed by sports clubs, groups, and societies catering to all age groups and interests. There are some wonderful walks across open countryside and along the nearby Thames path at Swinford toll bridge.



- * *Open plan kitchen/lounge* * *Refitted kitchen* *
- * *1 double bedroom* * *Electric heating* *
- * *Very good decorative condition* * *Shared parking* *
- * *Share of freehold* * *No onward chain* *

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

Flat 5 24 Swan Street Eynsham OX29 4HU



Approximate Floor Area
32 sq.ft
(2.97 sq.m)

Top Floor
Approximate Floor Area
503 sq.ft
(46.73 sq.m)

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