



FLAT 22 THE PADDOCKS

SHIPTON ROAD, MILTON-UNDER-WYCHWOOD OX7 6GF



Flat 22, The Paddocks

Shipton Road, Milton-under-Wychwood OX7 6GF

Breckon & Breckon
est.1947

GUIDE PRICE £87,000 60%



The Paddocks is a delightful complex offering independent living for the over-55s, with superb on-site facilities including a hair salon, restaurant and guest suite for visiting friends or relatives. Well-tended communal gardens wrap around the building, creating a lovely setting with rolling countryside beyond the boundary. This is a wonderful opportunity to purchase a 60% share of a well-presented first-floor apartment, accessed via a spacious communal entrance with a lift.

Additional benefits include parking on a first come first serve basis and buggy store. Residents are invited to join a number of regular activities such as movie evenings, curling, bingo and lots more.

Service Charge - Monthly Service Charge £659.84
(plus variable utility charge)
Monthly Rent : £280.84

AGENTS COMMENT

The development offers an onsite restaurant, communal lounge, hairdresser, café, and post office, and plenty of activities to enjoy.

 **2**  **1**  **1**



Communal Grounds





Every office has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk

22 The Paddocks Shipton Under Wychwood OX7 6GF

Approximate Gross Internal Area = 61.9 sq m / 666 sq ft

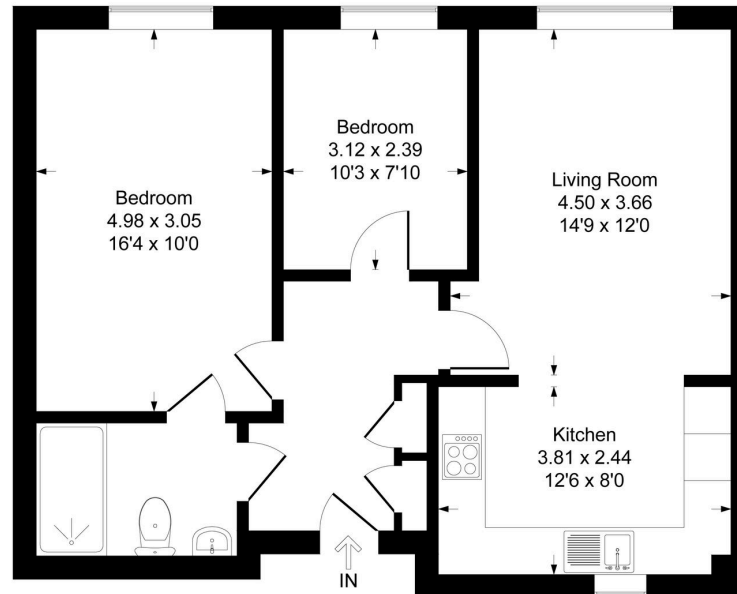


Illustration for identification purpose only, measurements approximate, and not to scale.

Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
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Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
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Creative Department

t: 01865 310 300
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Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



John Bouwer Local Director

For an **up-to-date** valuation, please call me, I'd love to **help** you move.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current Potential	Very environmentally friendly - lower CO ₂ emissions	Current Potential
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	

Council Tax

Band D - £2,504.44

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor with property, heating systems to ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

