

Flat 4, Oxford House, 6 Marlborough Street

Offers Over **£80,000**

Waymark

Flat 4

Oxford House, Faringdon

A fantastic opportunity to purchase this two-bedroom apartment, situated in the heart of the popular market town of Faringdon and offered to the market with no onward chain. The property benefits from a spacious reception room, Velux windows throughout and shared parking to the rear, making it an ideal investment opportunity.

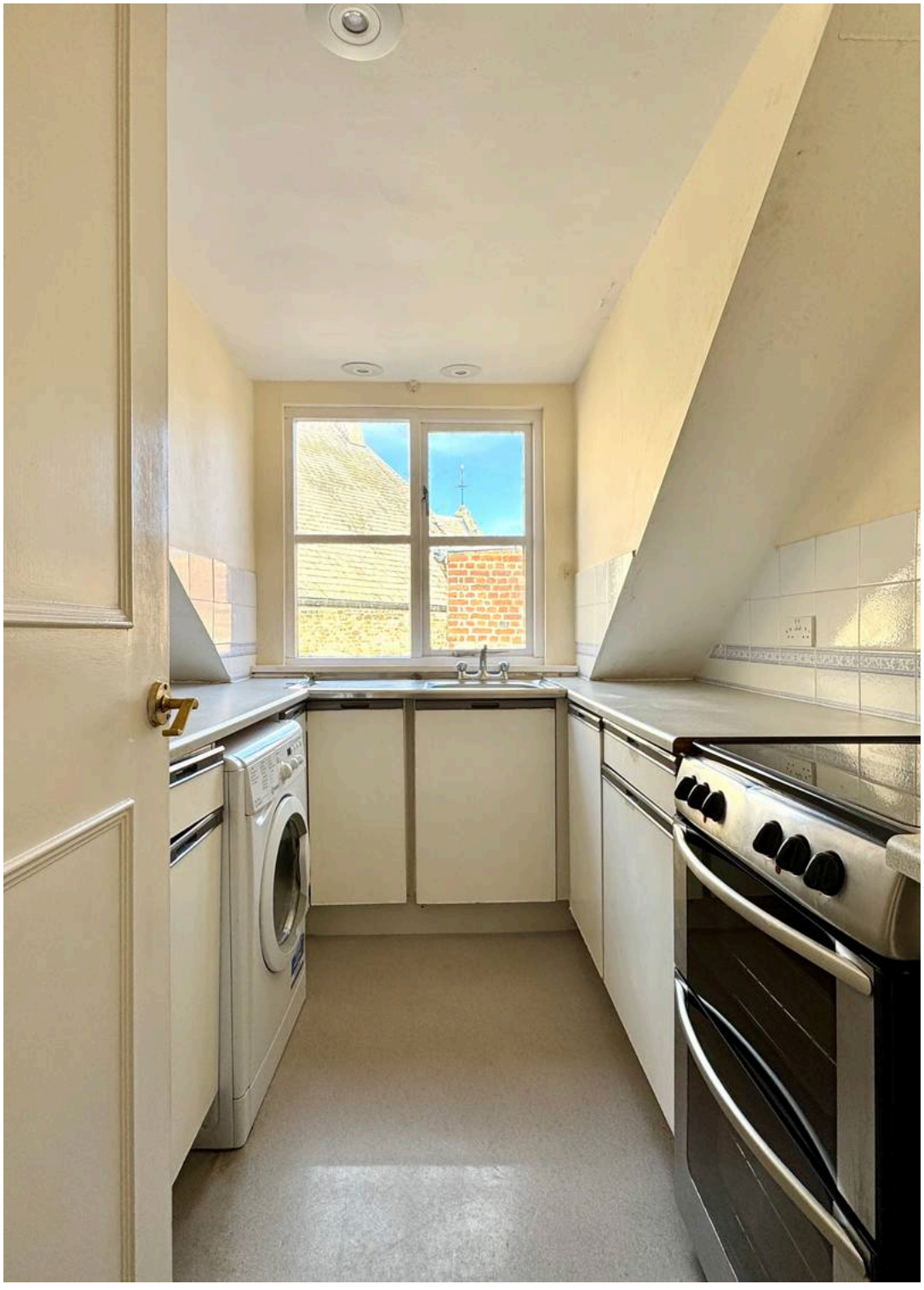
The accommodation comprises an entrance hall, a generous dual-aspect sitting/dining room, a separate kitchen, two bedrooms and a family bathroom.

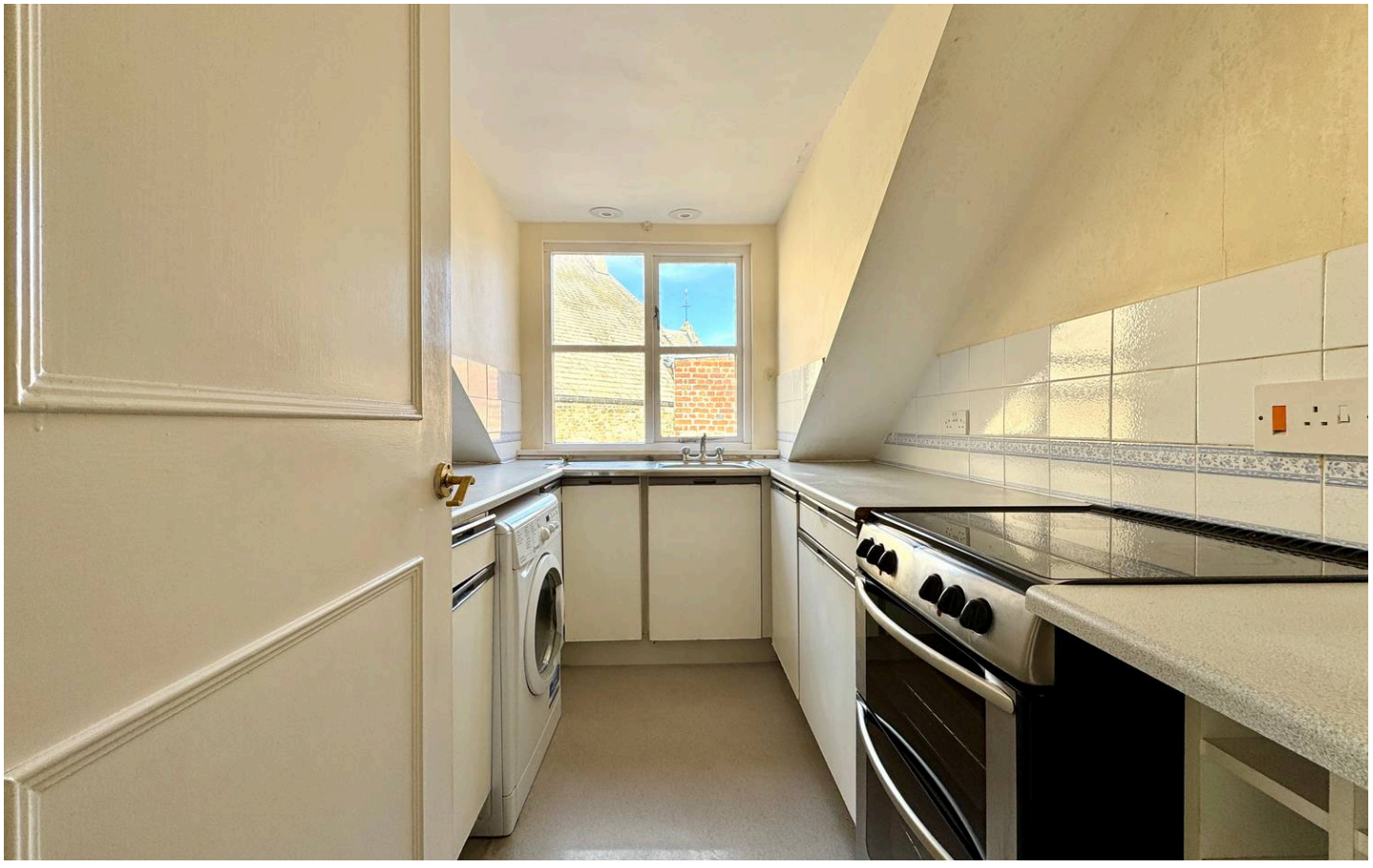
Externally, the property benefits from shared parking to the rear of the building.

The property is leasehold, with approximately 60 years remaining on the lease. Cash buyers only. Mains gas, electricity, water and drainage are connected. There is also a service charge of approximately £215 per quarter, which also covers shared electricity, building insurance and a sinking fund.

Viewing is highly recommended.

- No Onward Chain
- Two Bedroom Apartment
- Generous Reception Room
- Central Faringdon Location
- Parking
- Cash Buyers Only









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The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

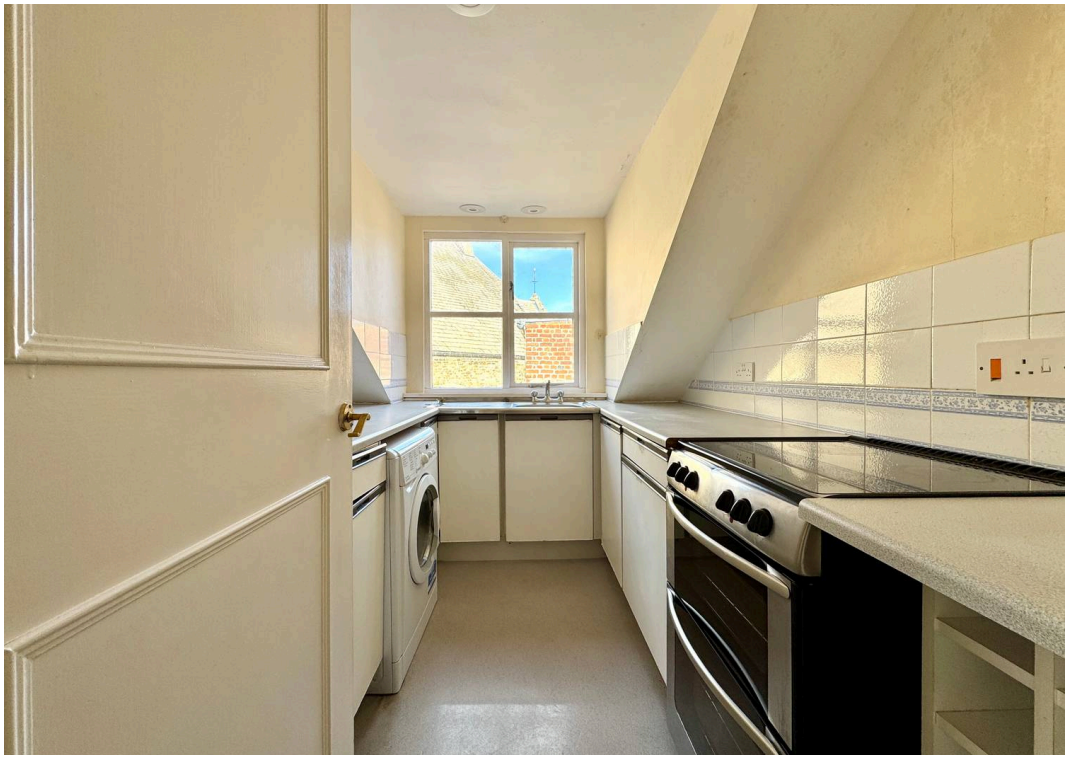
EPC Environmental Impact Rating: E






Oxford House
THE HARBOUR
FISH AND CHIPS
Tel: 01367 244094
FISH & CHIPS





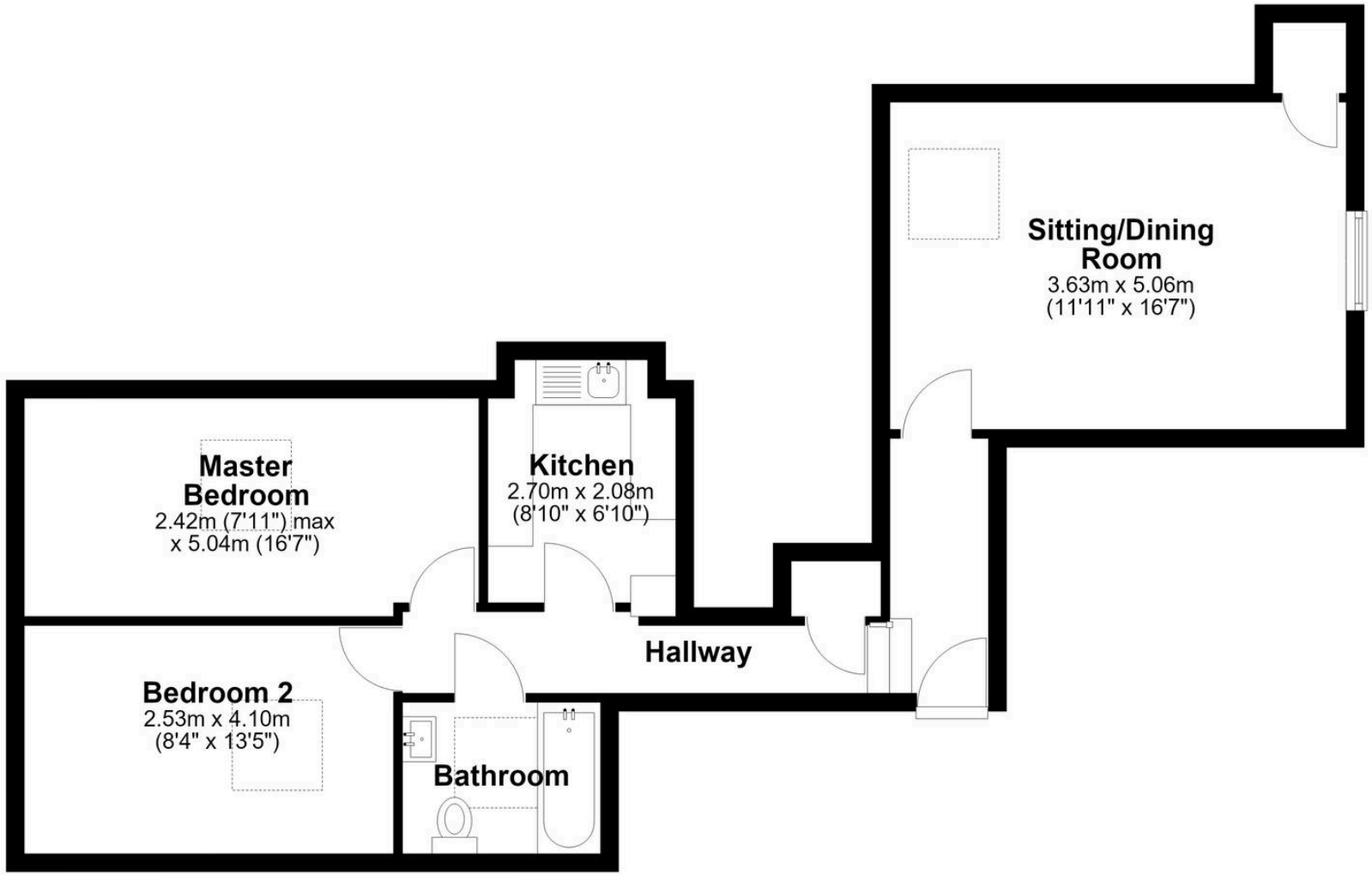






Ground Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



Total area: approx. 61.4 sq. metres (660.7 sq. feet)

Waymark Property Limited

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Important Notice: These particulars are for guidance only and do not form part of any offer or contract. Whilst every effort has been made to ensure accuracy, descriptions are subjective and should not be relied upon as statements of fact. The floorplan is illustrative only, measurements are approximate, and no responsibility is accepted for errors or omissions.