

established 200 years

# Taylor & Fletcher



16 Finsbury Place  
, Chipping Norton, OX7 5LS  
**£189,950**



## 16 Finsbury Place , Chipping Norton, OX7 5LS

Set on the first floor, this spacious two-bedroom apartment enjoys a prime position just a short stroll from Chipping Norton's vibrant town centre. The property provides two comfortable double bedrooms, a large and inviting living space, a private garage, and access to a communal garden for residents to enjoy. With the added benefit of no onward chain, this home will appeal to a wide range of buyers — from those taking their first step onto the property ladder to downsizers or investors seeking a well-placed opportunity.

### LOCATION

Chipping Norton is a very attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops including High Street names, boutiques, bookshops and antique shops and other facilities such as a Doctors Surgery, a Theatre and Boutique Cinema, Swimming Pool and Leisure Centre, Golf Course, and excellent Primary and Secondary Schools. It is conveniently situated, being within easy travelling distance of Banbury (14 miles with M40 link), Oxford (25 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from Charlbury and Kingham Stations which are both within just over 5 miles (all distances are approximate).

### DESCRIPTION

A spacious two-bedroom first floor flat ideally positioned on the edge of Chipping Norton town centre. The property offers two double bedrooms, a generous reception room, a garage and access to a communal garden for shared enjoyment. Sold with no onward chain, this home is perfectly suited to first-time buyers, downsizers, or investors seeking a well-located property with excellent potential.

### ACCOMMODATION

The property comprises of a hallway, lounge, kitchen, bathroom and two bedrooms. there is also a garage with up and over door. Communal gardens.

### FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

### SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

### LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 6NB  
(Tel: 01993 861000)  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### COUNCIL TAX

Council Tax Band B. £1,940.22 Rate Payable for 2024/ 2025

### VIEWINGS

Viewing is strictly via the Sole Agents





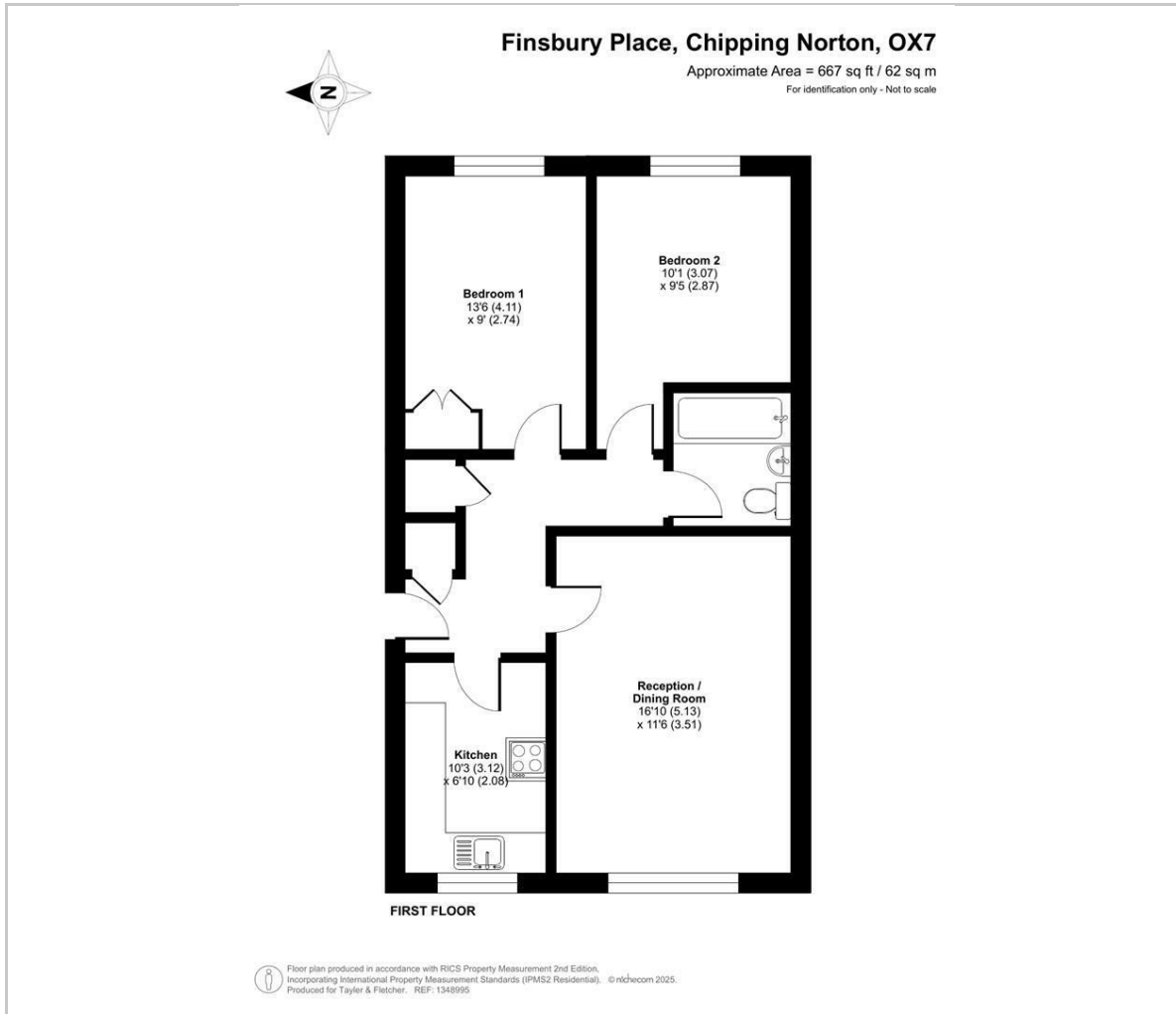
Taylor and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

**LEASEHOLD**

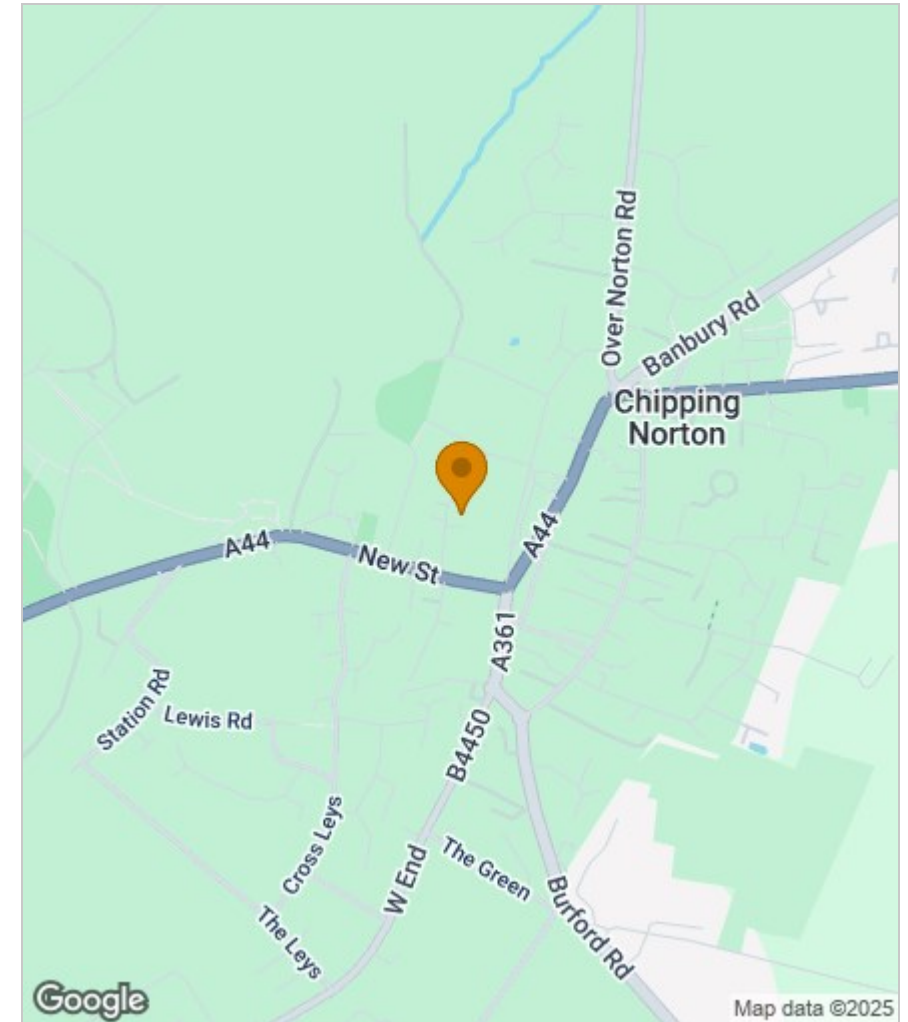
Service Charge £1,200 per annum  
Ground Rent: Peppercorn



## Floor Plan



## Area Map



## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>81</b>               | <b>81</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |