

established 200 years

Tayler & Fletcher



Flat 1 The Paddocks Shipton Road, Milton-Under-Wychwood OX7 6GF

50% Shared Ownership £90,000

We are pleased to offer the opportunity to buy a 50% share of this ground floor retirement apartment. Built in 2015 the Paddocks is a popular modern development for the over 55's with excellent facilities. Within the building is a communal lounge, hairdresser, cafe, post office, and parking on a first come first serve basis. The building is conveniently located just a short walk from the village centre shops and amenities with the added benefit of backing onto open fields with views over the grounds and fields.

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LOCATION

Milton-under-Wychwood is a large and thriving Oxfordshire Cotswold village in an Area of Outstanding Natural Beauty. It has a wide range of local amenities including the award winning Hare public house, a village store, post office, dental and veterinary surgeries, hairdressers, primary school and church, with more extensive amenities in the nearby towns. Central to the village is a green and play park. Both Kingham and Charlbury stations offer mainline railway services to London Paddington.

DESCRIPTION

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ACCOMMODATION

The apartment is ground floor and is accessed by a communal entrance hall. Accommodation comprises hallway with storage cupboards, a large open plan lounge/kitchen/diner, Two double bedrooms and a wet room/shower room. The kitchen comes with a built in oven and hob. And the property benefits from water based underfloor heating.

AGENTS NOTE

The sale will be subject to the potential purchaser(s) meeting the criteria for residency which means they must be over 55 years of age. Also subject to approval by the scheme manager.

TENURE

The Property is leasehold with 118 years remaining.

SERVICE CHARGE

Monthly Charge £406.78 (+ variable utility charge)

RESTRICTIONS

Rent £232.48 For the 50% share. Maximum staircasing percentage you are able to purchase is 80%.

LOCAL AUTHORITY

West Oxfordshire District Council

Woodgreen

Witney

Oxfordshire

OX28 6NB

(Tel: 01993 861000)

www.westoxon.gov.uk

Council Tax Band : D £2075.41 for 2022 to 2023

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.

VIEWING

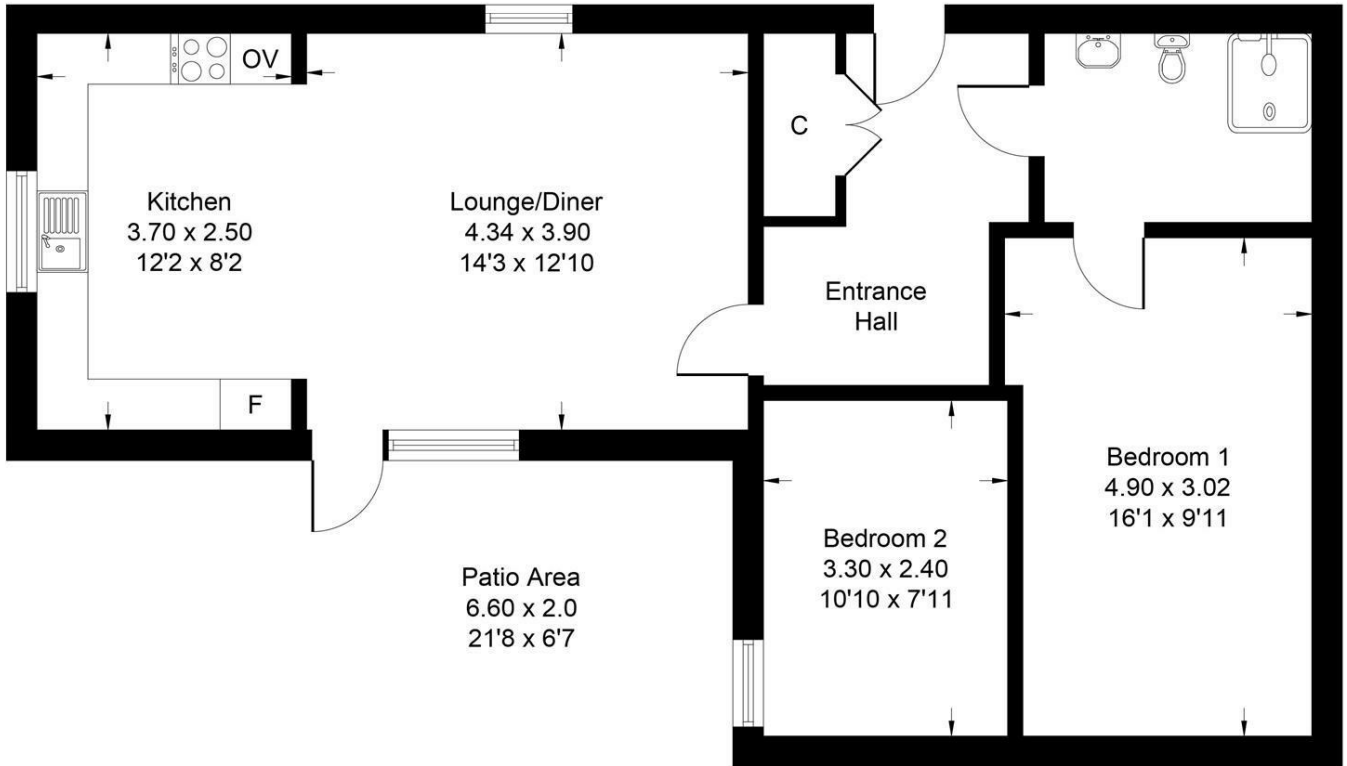
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

SERVICES

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

Floor Plan

Approximate Gross Internal Area = 65.09 sq m / 701 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.