

established 200 years

# Tayler & Fletcher



18 Kingstone Court  
Wards Road, Chipping Norton, OX7 5BP  
**Guide Price of £117,000**





## 18 Kingstone Court

Wards Road, Chipping Norton, OX7 5BP

*A well presented two bedroom first floor independent living retirement apartment for the over 60's situated in Kingstone Court which was constructed by McCarthy & Stone and within walking distance of the towns many amenities.*

### 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 National and Independent Retailers, Bank and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, excellent Primary and Secondary Schools and electric vehicle charging points in New Street, car park. It is conveniently situated, being within easy travelling distance of Banbury (12.9 miles with M40 link), Oxford (19.7 miles), Witney (15.5 miles), and Stratford-upon-Avon (22vmiles). Main line train services to London (Paddington) are available from Charlbury (6.6 miles) and Kingham (5.3 miles). (All distances are approximate). The town is also within easy reach of Soho farmhouse and Daylesford Organic.

### DESCRIPTION

This well presented 2 bedroom apartment is situated in Kingstone Court offers independent living for the over 60's . Providing communal gardens, guest suite, residents lounge, 24 hour emergency call system, on site development manager, lift to all floors, and a communal laundry room.

### ACCOMMODATION

Front door leading to :

### Entrance Hall

Security door entry system ,and emergency pull cord. Airing cupboard with hot water cylinder, shelving and electric fuse board.

### Living Room

Duel aspect UPVC windows , electric storage heater, feature fireplace with electric fire insert, emergency pull cord. Double glazed doors to :

### Kitchen

Fitted wall and base units in good condition with fitted electric hob with extractor hood over ,eye level oven. Integrated fridge and separate integrated freezer and upvc window to front aspect. Emergency pull cord.

### Bedroom One

UPVC Window to front, built in mirror wardrobes, Electric storage heater and emergency pull cord.

### Bedroom Two

UPVC window to front aspect, electric storage heater, emergency pull cord.

### Bathroom

Fully tiled and fitted white suite comprising of WC, basin with cupboard under, bath with shower over, grab rails fitted for safety, extractor fan.





## Outside

Kingstone Court is set in beautifully maintained communal gardens with parking available.

## Leasehold charges and Conditions of purchase

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years of age.

107 Years remaining on the lease.  
Annual Ground Rent: £460 per annum  
Annual service charge: £6156.32 per annum

## 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 C. Rate Payable for 2023/ 2024 £1982.69

## FIXTURES & FITTINGS

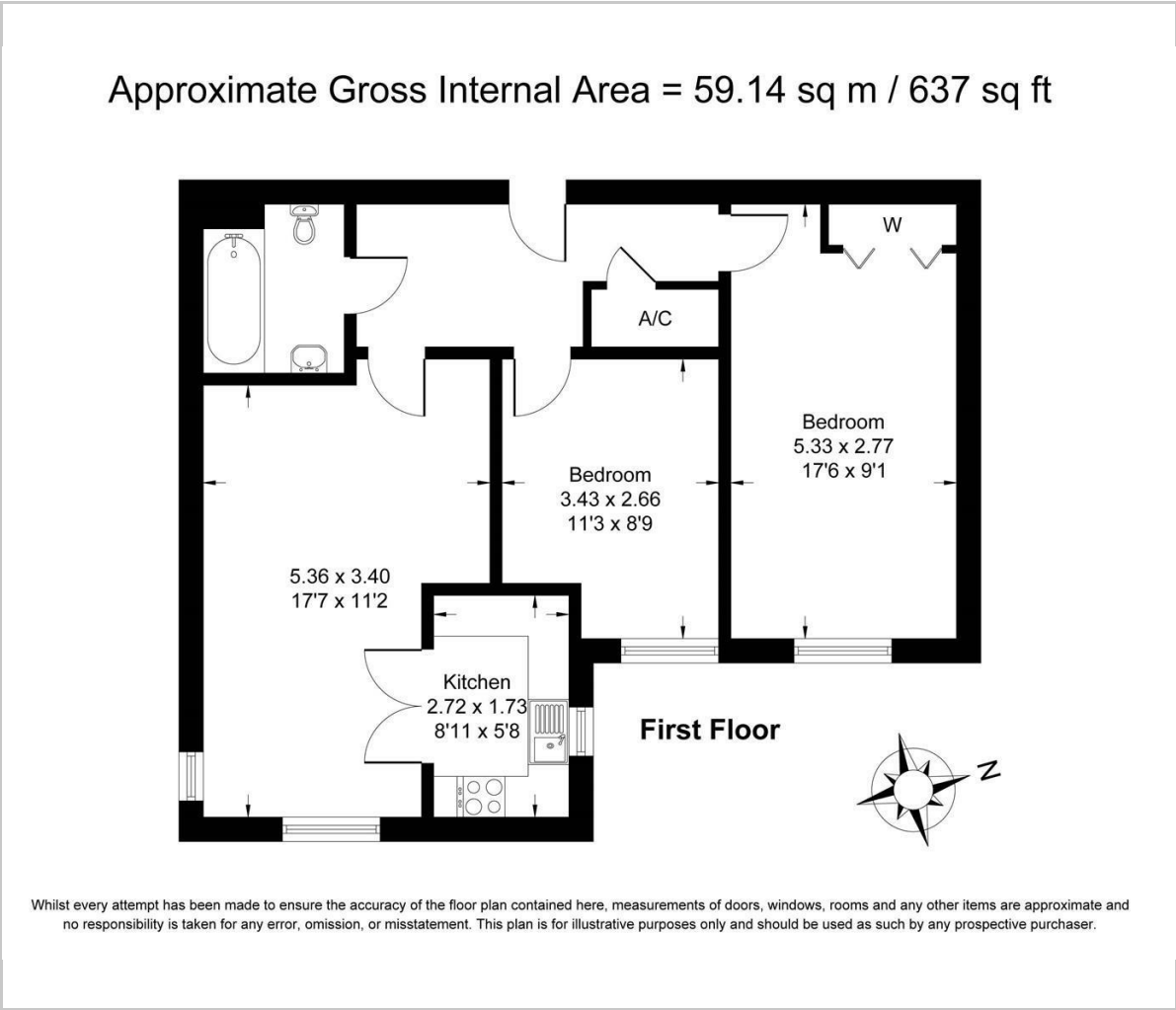
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

## 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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

