

established 200 years

Tayler & Fletcher



Bliss Mill, Chipping Norton

Oxford 20 miles Banbury 13 miles (with M40 link)
Cheltenham 28 miles Kingham Station 5 miles (All distances are approximate)

25 Bliss Mill Chipping Norton Oxfordshire OX7 5JR

A BEAUTIFUL ONE BEDROOM APARTMENT IN THIS ICONIC MILL CONVERSION Oozing CHARACTER & CHARM. FULL ACCESS TO THE PRIVATE LEISURE FACILITIES INCLUDING SWIMMING POOL AND SAUNA.

- Countryside Views
- Entrance Hall
- Spacious Living/Dining Area
- Fitted Kitchen
- Bathroom
- Garage Parking
- Leisure Facilities
- Communal Grounds

Guide price £250,000

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01608 644 344

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 two doctors surgeries and a cottage hospital, a theatre, swimming pool and leisure centre, golf course, and excellent primary and secondary schools. It is conveniently situated, being within easy travelling distance of Banbury (13 miles with M40 link), Oxford (20 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from either Charlbury or Kingham Stations which are both within 6 miles. (all measurements and distances are approximate).

DESCRIPTION

The property is a spacious third-floor apartment situated in a former Victorian tweed mill which was converted into exclusive apartments in the 1980s and is set in landscaped and fully maintained grounds of approximately 6 acres with lovely countryside views. The apartment offers elegant living accommodation with the benefit of use of the grounds and well-equipped leisure facilities. Each apartment has a secure entry system linked to the outer main entrance on the ground floor, gas-fired central heating and double glazed windows. The rooms have characterful features including high vaulted brick ceilings, original cast iron beams and pillars, and hardwood strip floors. * Please note the bathroom has been upgraded and the bath has been replaced with a walk in shower, the floor plan does not currently reflect this arrangement. The accommodation comprises:

COMMUNAL ENTRANCE HALL

With an electronic entry system, reception area, wide stone spiral staircase and lifts to all floors with carpeted landing areas.
Stained glass panelled front door to:

ENTRANCE HALL

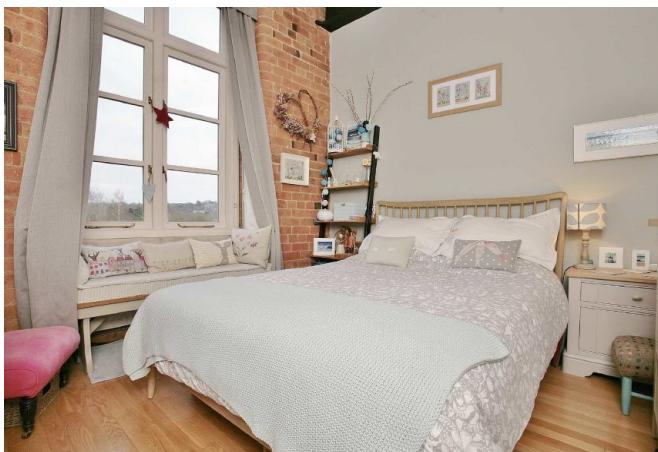
With intercom phone entry system, two uplighters, radiator and wood flooring. Cloaks/storage cupboard. Part glazed door to inner hall.





BATHROOM

With white suite comprising shower, wash hand basin set in vanity unit, low level WC, part-tiled walls, mirror, towel rail, fluorescent light, storage cupboards, extractor fan and ceramic tiled floor.



INNER HALLWAY

Leading to sitting/dining room. Large built in storage cupboard and door to bedroom.

SITTING/DINING ROOM

A light and airy room having two large windows with countryside views, exposed brickwork to wall and feature brick vaulted ceiling, uplighters, radiator, TV and telephone points and wood flooring. Cupboard housing gas-fired boiler.



KITCHEN

Range of fitted units with built in appliances including electric oven, 5-ring gas hob, dishwasher, washer/drier, integrated fridge/freezer and solid hardwood worktops incorporating stainless steel sink unit with mixer tap, wall-mounted spotlights and wood flooring.



BEDROOM

Window with countryside views. Exposed brickwork surround, wall light fittings.



OUTSIDE

Bliss Mill is set in approximately 6 acres of communal landscaped grounds. Residents have full use of the leisure centre which consists of an indoor heated swimming pool, jacuzzi, sauna, squash court and gymnasium as well as two outdoor tennis courts. There is allocated parking in a garage in a separate block and communal parking spaces are available adjacent to the main building.

LEASEHOLD

Long lease with approx 871 years remaining.

MAINTENANCE CHARGE

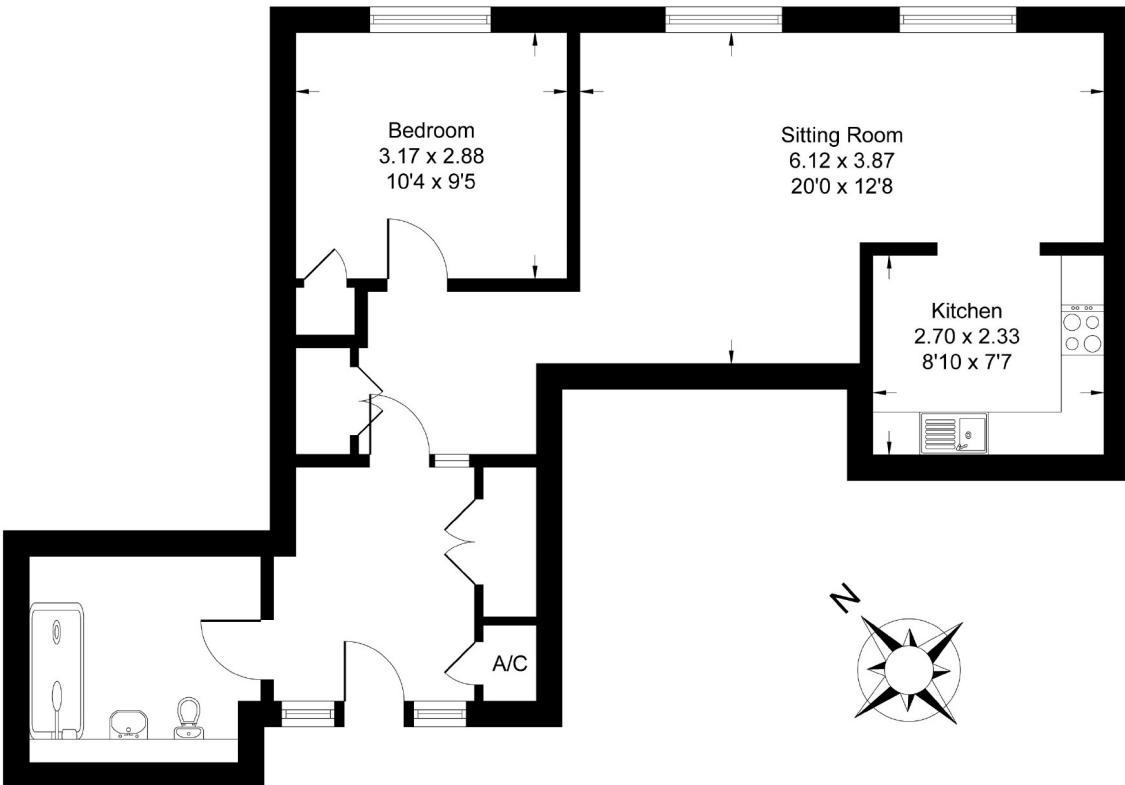
The vendor has advised us the service charge is approx. £6,475 per annum for the year commencing 1st April 2021, to include management fees, buildings insurance, sinking fund, light/heat etc to communal areas including leisure centre, caretaker and groundsman salaries, water charges, external window cleaning, lift and fire equipment maintenance and servicing.



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.

Approximate Gross Internal Area = 57.0 sq m / 613 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.

Energy performance certificate (EPC)

25 Bliss Mill CHIPPING NORTON OX7 5JR	Energy rating C	Valid until: 20 December 2031
		Certificate number: 9039-2222-3109-0419-2226

Property type
Mid-floor flat

Total floor area
80 square metres

Rules on letting this property

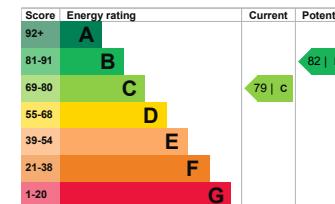
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9039-2222-3109-0419-2226?print=true>

1/5



Tayler & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Tayler & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.

