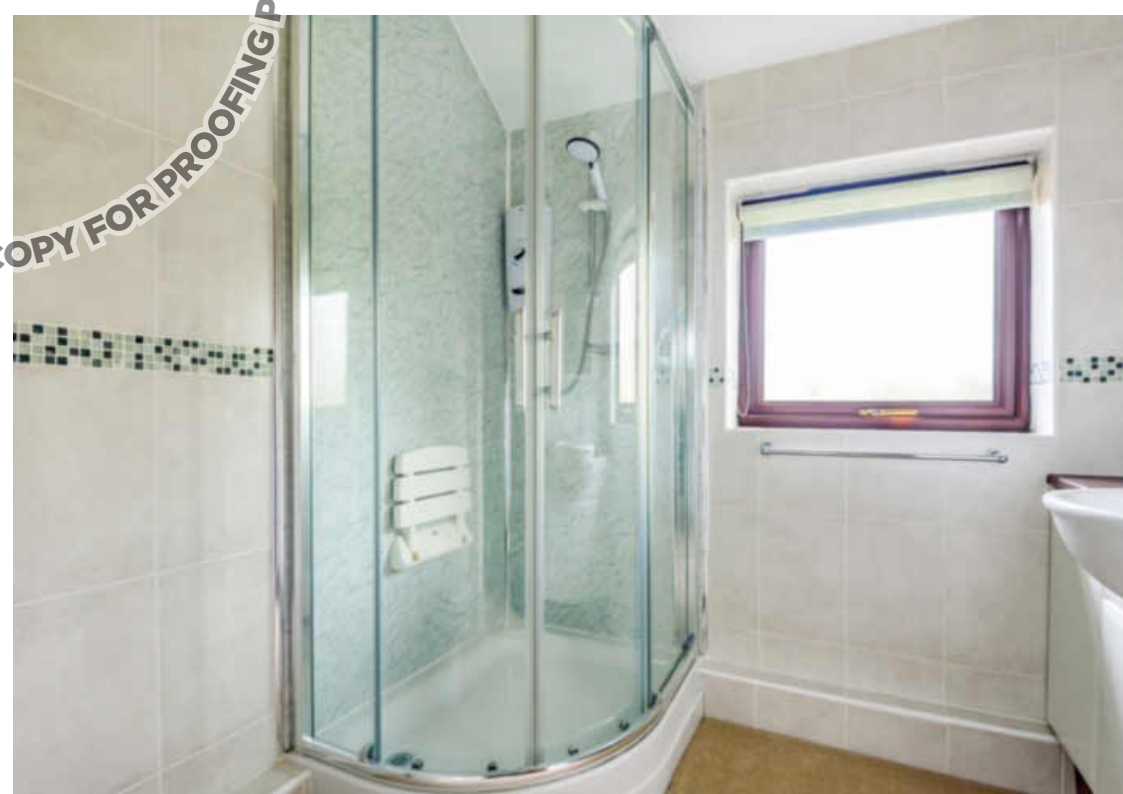




6 Sweet Briar, Marcham OX13 6PD

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6 Sweet Briar

Spacious and well presented two bedroom first floor retirement apartment benefitting from a recently extended lease, suitable for the over 55s, well-situated towards the edge of this very popular development offering many features including attractive communal gardens.

Location

Sweet Briar is one of the area's most popular retirement developments, suitable for the over 55s, consisting of 27 ground and first floor retirement flats. Marcham is a popular village situated only three miles from Abingdon town, and offers easy vehicular access to nearby Oxford city and the M4 motorway. The village offers several amenities including general store with post office, ancient parish church, primary school and public house. There is also an excellent bus service to Abingdon town and Oxford city.

Directions

Leave Abingdon town centre via Ock Street and continue across the mini-roundabout onto the Marcham Road. Proceed out of Abingdon into the village of Marcham. After the tight 'S' bend turn right onto North Street, where the Sweet Briar development is the first turning on the right hand side. No. 6 is situated on the left hand side of the development, found in numerical order.



- Secure ground floor entrance with stairs/stair lift rising to first floor
- Inviting entrance hall leading to delightful and very spacious 16' living room/dining room with large double glazed picture window providing attractive views over the communal gardens
- Refitted kitchen offering a good selection of floor and wall units complemented by several built-in electrical appliances
- Large main double bedroom with fitted wardrobe cupboards providing attractive views over the communal gardens and second bedroom and refitted shower room with white suite
- Double-glazed windows and electric heating (Eco heaters recently replaced in bedrooms and bathroom)
- Good size and most attractive communal gardens
- Separate communal laundry room with washing/drying facilities and parking is available for both residents and visitors
- Excellent recently extended lease with 153 years remaining and the service charges are £120pcm

2  bedrooms

1  receptions

1  bathrooms

Council tax band B

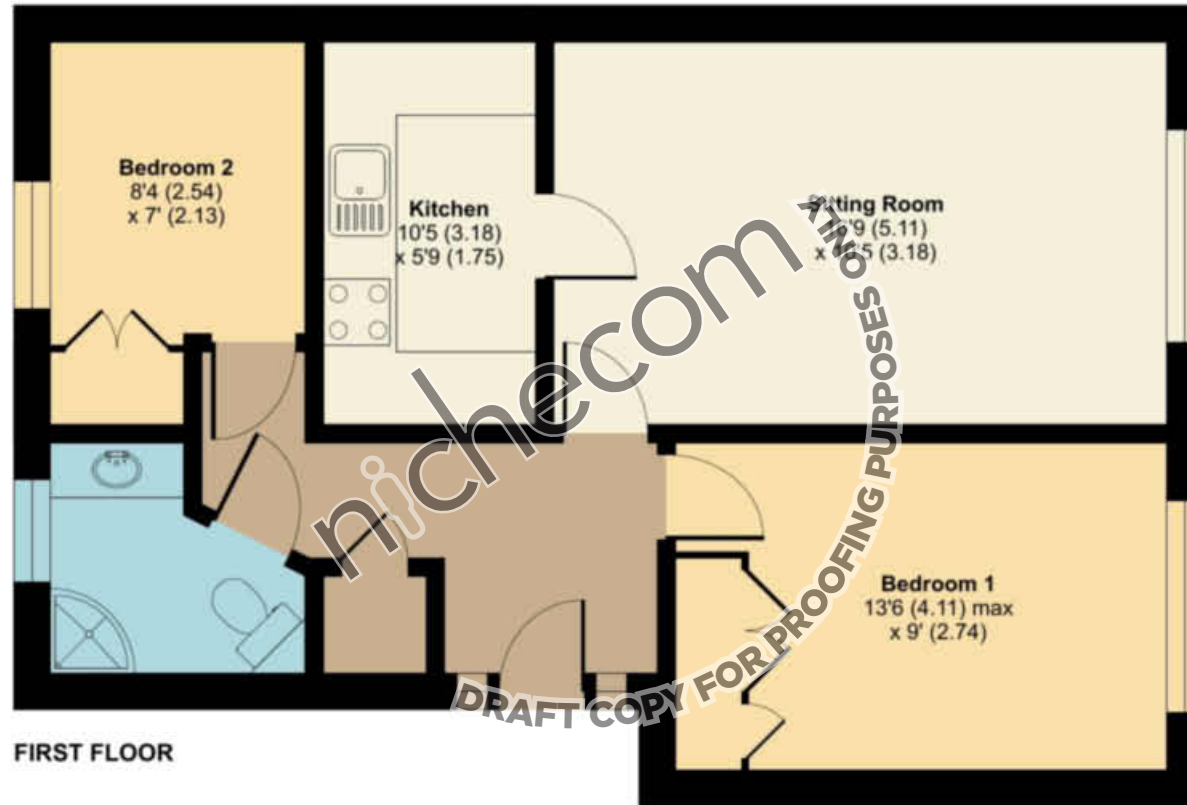
Tenure Freehold

EPC rating C

Sweet Briar, Abingdon, OX13

Approximate Area = 567 sq ft / 52.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hodsons. REF: 829977

