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**abbeyproperties**  
independent estate agents



**The Lanes**  
**Bampton, Oxfordshire**

**Guide Price £255,000**





## **The Lanes, Bampton, Oxfordshire, OX18 2JG**

### **Guide Price £255,000**

### **Leasehold**

Nestled within the popular Lanes development we offer this mid-terrace House for Residents aged 55 and over. The well-presented accommodation comprises of a fitted Kitchen, L-shaped Living/Dining Room with views of communal gardens and direct access on to a private patio area. Also situated on the ground floor is a very useful Shower Room with WC. On the first floor are the two double Bedrooms both with wardrobes together with a re-fitted Shower Room with large walk-in shower. The property currently has fitted an electric stairlift chair which can be removed if unrequired. The communal grounds offer well-established rear south-facing gardens, Resident parking, and visitor spaces all within a reasonable walking distance of Bampton's central amenities. Offered with no onward chain.





## Accommodation Overview

- \* Entrance Hall \* Ground floor Shower Room/Cloakroom \* Fitted Kitchen \* Living/Dining Room \*
- \* 2 double Bedrooms \* Re-fitted first floor Shower Room \* Stair Lift (Removable if required) \*
- \* Resident Parking and Visitor Parking \* Communal Gardens \* End of Chain Sale \*

## Location

Bampton is an attractive Cotswold village known for its large Georgian houses, elegant St Mary's Church, and impressive Victorian Town Hall. In the seventeenth century Bampton was an important leather trading centre and became famous for its jackets, gloves and breeches.

The village offers a selection of shops that include CO-OP mini-supermarket, family butcher, choice of public houses, hairdressers and beauty salon and very useful Post Office. Doctor's surgery with on-site pharmacy and also a well-loved public Library. There are further shopping facilities in Witney and Faringdon (both c.5 miles) and Burford (c.7 miles). The village is well-situated for road communications being c.5 miles from both the A40 and A420.

## Directions

Use Sat Nav postcode OX18 2JG.

Upon entering The Lanes proceed to the gravelled visitor parking area situated to your right and then walk into the development bearing left where no.19 will be found on your left.

## Tenure

Leasehold with 964 remaining. Service charge 2023-2024 £2,640.00 per annum.

There is no ground rent payable.

## Council Tax

West Oxfordshire District Council - Band D.

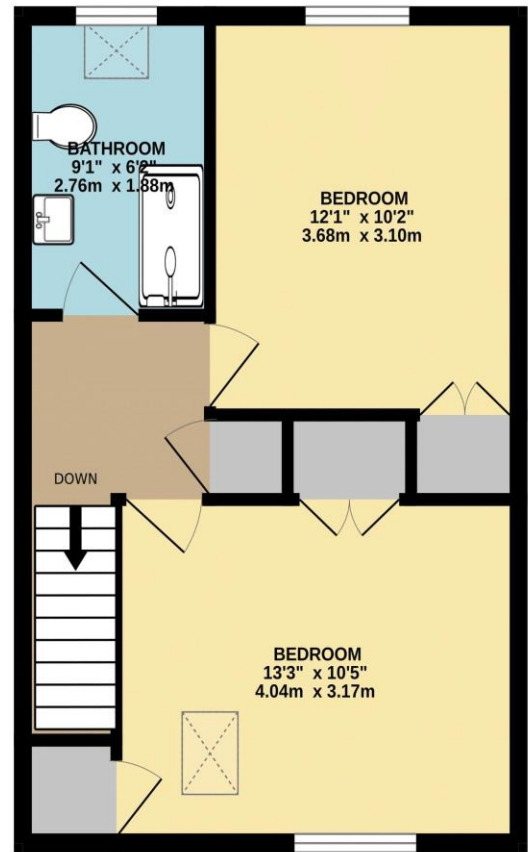
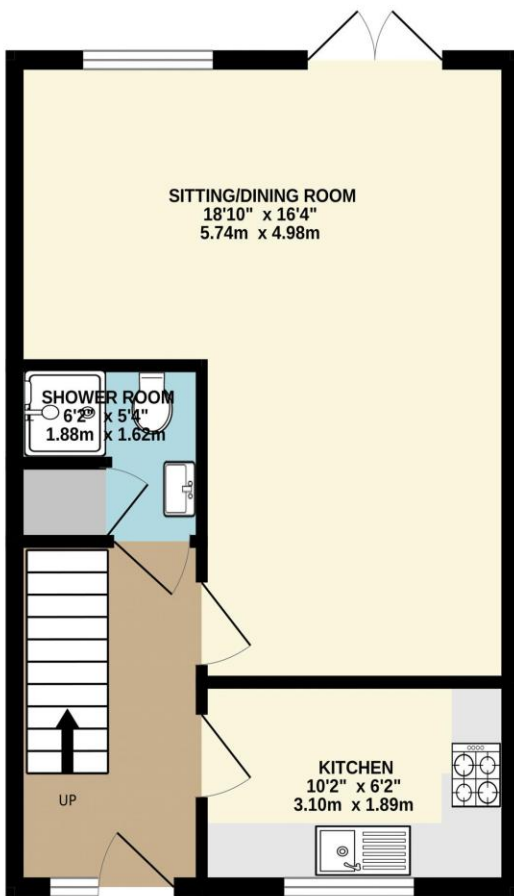


## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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