



Chipping Norton,  
Oxfordshire



## Chipping Norton, Oxfordshire

A rarely available one bedroom apartment enjoying distant rooftop views with balcony, in the center of this thriving Cotswold Town.

Chipping Norton is widely admired as the gateway to the Cotswolds. The charismatic and historical market town centre has a marvellous range of individual shops, boutiques, cafes, public houses, hotels as well as retail, commercial and leisure facilities. Chipping Norton also benefits from its grand and thriving Town Hall, the charming and family-friendly Theatre and a new £5m state-of-the-art Health Centre including two surgeries, pharmacy and maternity unit built in 2015, all within close proximity to the town centre.

Local amenities include Sainsbury's, a large Midcounties Cooperative, an Aldi supermarket and a Marks and Spencer food hall. There are nurseries, primary schools, a secondary school and numerous churches nearby. Fabulous Cotswold countryside is within easy reach, offering magnificent scenery for walking and riding.





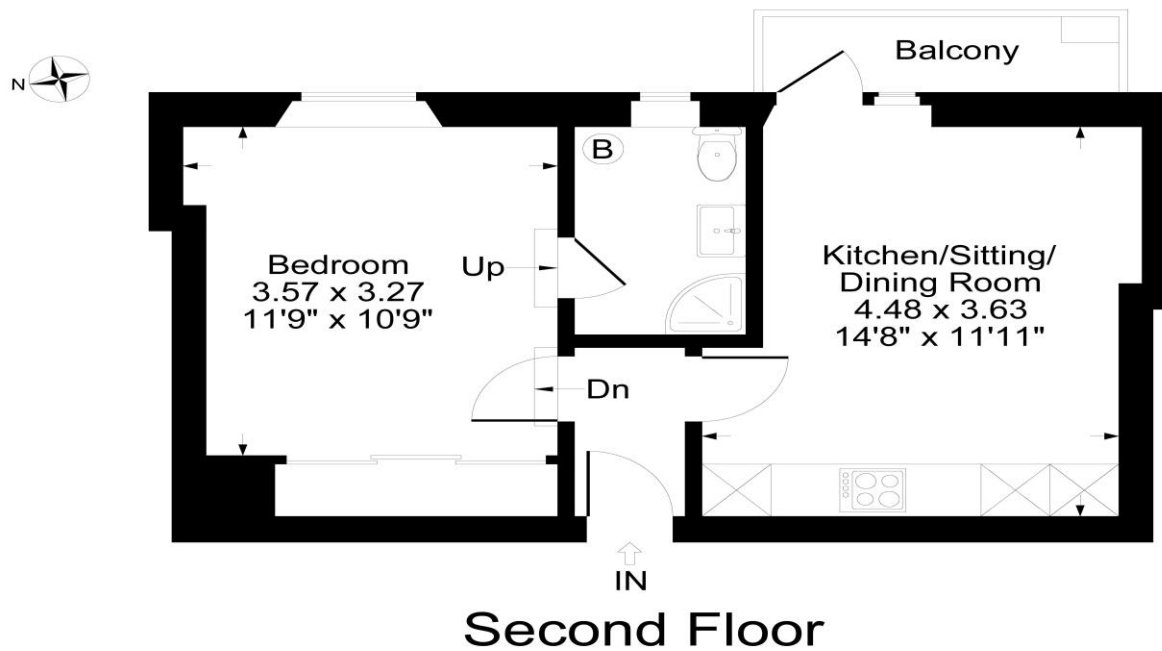
## The Property Briefly Comprises of:

- Entrance Hall
  - Open Plan Sitting Room/Kitchen
  - Bedroom with En-Suite Shower Room
  - Balcony area with seating
  - Gas Central Heating
  - Double glazed windows
  - Share of Freehold
- 999 year lease from 1/1/2013
- Maintenance & Ground Rent: £75 pcm



Guide Price: £165,000





Approximate Gross Internal Area  
Second Floor = 36.15 sq m / 389 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

**Local Authority:**  
West Oxfordshire District Council

**Council Tax Band: A**  
(Subject to change after completion)

**Tenure:**  
Share of Freehold  
999-year lease from 1/1/2013  
Maintenance & Ground Rent: £75 pcm

**Distances**  
Kingham c. 5 miles  
Charlbury c. 6 miles  
Soho Farmhouse c. 7.5 miles  
Banbury c. 13 miles  
Oxford c. 20 miles  
Cheltenham c. 28 miles  
Swindon c. 31 miles  
Birmingham c. 56 miles  
London c. 74 miles  
Charlbury or Kingham to London,  
c. 1 hour  
Oxford to London Paddington  
c. 1 hour

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