



HAYMAN-JOYCE

2 KINGS HEAD COURT

CHIPPING NORTON
OXFORDSHIRE
OX7 4LP

GRADE II LISTED SPACIOUS
TWO-BEDROOM DUPLEX
APARTMENT, WITHIN WALKING
DISTANCE OF THE TOWN CENTRE
AND ITS MANY AMENITIES.

SITUATION

Popular market town offering a wide selection of shops and amenities for daily requirements
Doctors, dentist, bank, restaurants, pubs and a small theatre
The award-winning Daylesford Farm Shop is about 6.5 miles away
The Members' Club, Soho Farmhouse, is about 7.5 miles away
Good transport links
The city of Oxford is approx. 21.5 miles to the south-east and access to the M40 is at Banbury (approx. 14.5 miles)
There is a mainline station at Charlbury (approx. 7 miles) with trains reaching Paddington in about 83 minutes

Guide Price £225,000
No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Grade II Listed elegant and highly individual duplex apartment, beautifully located on the London Road leading into Chipping Norton, within walking distance of the town centre with its many amenities and local attractions
- The apartment offers an impressive ground floor living space, measuring approximately 30' x 19' in total, with three stunning sash windows to the front aspect, two sets of south-facing French doors with Juliette balconies to the rear aspect and stripped wooden flooring throughout
- At the far-end of the room, is the traditional fitted kitchen with tiled work surfaces, inset ceramic sink, integrated stainless-steel electric oven, separate gas hob with fitted extractor hood over, built-in Bosch dishwasher, recess for washing machine, low-level fridge and freezer
- The sitting area has an imposing inglenook fireplace set in a Cotswold stone wall, with a fitted brass canopy, and an abundance of space for a large sofa, armchairs and dresser unit
- Leading off the living space, is a stairwell to the lower ground floor entrance hall, where you will find the spacious main bedroom and a single bedroom/study room, which are both serviced by the fitted bathroom consisting of a panelled bath with mains-operated shower over, pedestal wash-hand basin and low-level wc. There are also a couple of useful storage cupboards situated within the hallway, with the external door leading outside and through the archway to London Road
- Public parking is accessible nearby
- EPC Band D
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,100 pcm

DIRECTIONS

- From Moreton-in-Marsh take the A44 to Chipping Norton and Oxford
- On reaching Chipping Norton continue and just before reaching the High Street the property will be found on the right

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 25.3 Mbps if provider is BT

TENURE & POSSESSION

- Leasehold with vacant possession on completion
- 999 years from 1st January 1983

OUTGOINGS

- Council tax – band B
- Tax payable for 2025/26 - £1,940.22
- Service charge payable - £200 per month for April 2025 to April 2026
- Ground rent – no ground rent is payable as all owners have a legal Share in the property Freehold

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

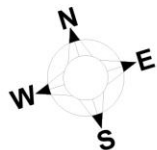


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IMPORTANT NOTICE


1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

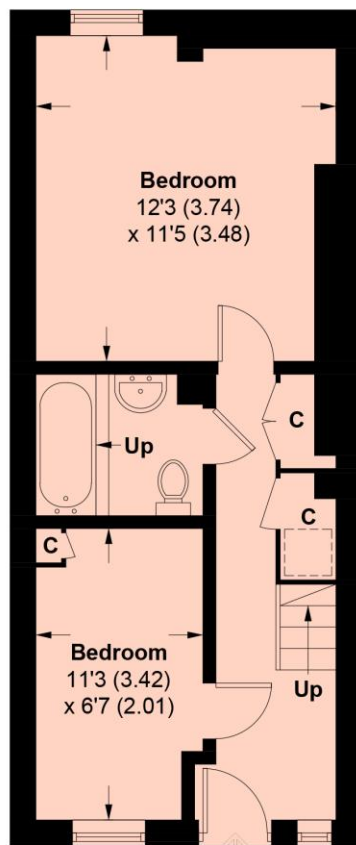




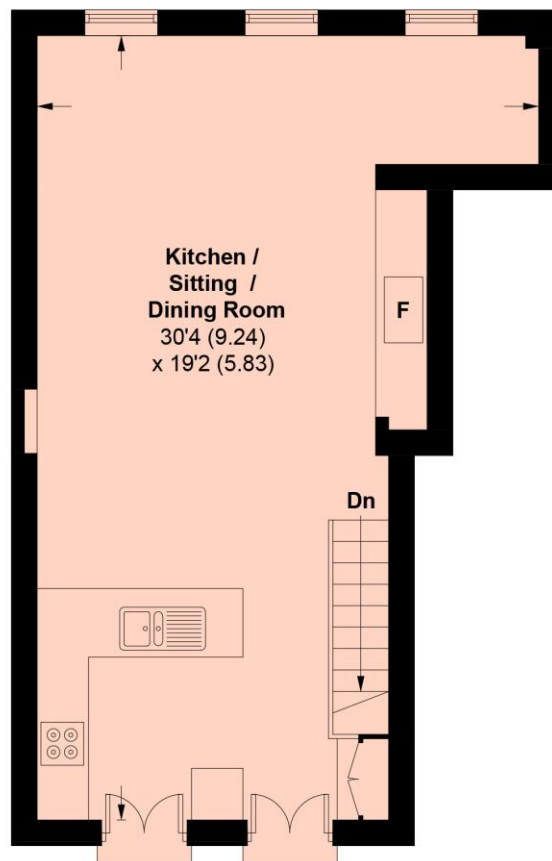
2 Kings Head Court, New Street, Chipping Norton, OX7 5LP

Approximate Area = 73.8 sq m / 794 sq ft
For identification only - Not to Scale

 = Reduce head height below 1.5m



LOWER GROUND FLOOR



GROUND FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k