

First Floor Flat



2 The Bothy

Ditchley Park, Enstone, Chipping Norton, Oxfordshire, OX7 4EP



Description & Situation

A first floor, one bedroom flat, finished to a good standard, located in the heart of a private gated Estate. Parking for two vehicles. No outdoor garden space. Conveniently located with easy access to Enstone (5 miles) and Chipping Norton (9 miles). The nearest train station is in Charlbury (3 miles).

Accommodation

- Ground Floor:** Access door leading to shared entrance hall
Door leading to shared laundry area with space for washing machine and tumble dryer (stacked)
Shared stairs leading to access doors for 2 The Bothy and neighbouring flat.
- First Floor:** Door leading from landing to entrance hall
Door from landing leading to large Living Area with three windows to front, vaulted lit ceiling, feature beams and storage
Door from Living Area leading to Kitchen fitted with fridge freezer and oven and space for dishwasher
Door from landing leading to Bedroom with two windows to rear and storage
Door from landing leading to Bathroom with window to rear, shower over bath, sink and WC
- Outside:** Parking for two vehicles to front of property. No outdoor garden space.

Heating & Services

Mains water (not metred) and electricity (metred) are connected to the property. Drainage is to a private system. Heating is via a biomass fuelled boiler (with a back up oil system). Telephone and broadband available subject to British Telecom and regulations, all costs being the responsibility of the tenant. Gigaclear connection is available and connection costs will be the responsibility of the tenant. Payment of all outgoings are the responsibility of the tenant.

Equipment

To be let unfurnished with fridge/freezer, oven and floor coverings only. A Photographic Schedule of Condition will be taken at the start of the tenancy, with a copy being supplied to the Tenant.

Availability & Viewings

The property is available from late October 2022 for an initial period of twelve months. Viewings by appointment only with the Agents, Adkin.
Telephone: 01235 862888 Email: beth.robertson@adkin.co.uk

Tenants

Not suitable for a family or pets. No smokers.

EPC Rating - D

Tenancy Costs

Rent: £850 per calendar month
Deposit: £980.77

Council Tax

West Oxfordshire District Council:
Band B



ALL APPLICANTS SHOULD MAKE A CAREFUL NOTE OF THE FOLLOWING CONDITIONS AS THEY ARE AN IMPORTANT PART OF ENTERING INTO A TENANCY AGREEMENT SHOULD YOUR APPLICATION BE ACCEPTED. The first month's rent and deposit will be required before handing over the keys for occupation. Only a banker's draft, building society counter cheque or Electronic BACS payment will be accepted at this stage. Future rent payments will be required on a standing order basis, unless stated otherwise and full details of the relevant bank account will be made at the appropriate time. A TERM CERTAIN IS FOR A FIXED PERIOD WHICH NEITHER THE LANDLORD NOR TENANT MAY BRING TO AN END BEFORE THE EXPIRY OF THAT TERM OTHER THAN FOR A BREACH OF COVENANT. Successful tenants should keep a copy of these particulars for future reference. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.



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