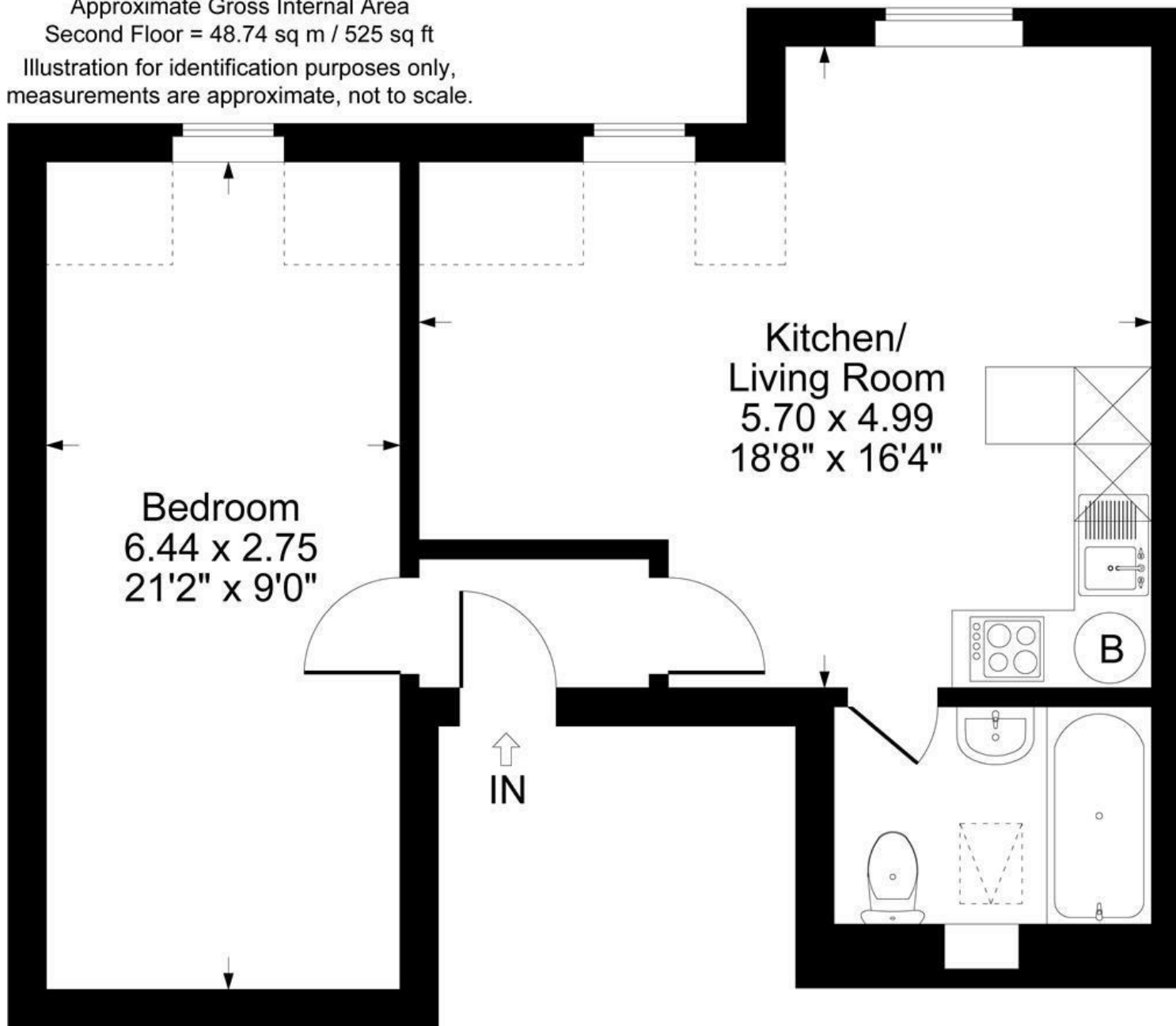








Approximate Gross Internal Area  
Second Floor = 48.74 sq m / 525 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Denotes restricted head height

## Second Floor

**The Property**

This perfectly proportioned second floor flat represents a perfect first home or rental investment. Recently renovated to a high standard and well maintained, this flat is turn key and any new owner would struggle to improve on it's current condition. With an open plan kitchen and sitting room there is enough space for a dining table and large sofa, perfect for entertaining. A large bedroom and bathroom complete this top floor property. If you are looking for a pied-à-terre in a central Chipping Norton location that is in need of no renovation and is lock up and leave, you will struggle to find anything better for this price.

Comes with allocated parking.

Service charge to be confirmed but circa £500 pa

Lease length is 982 years remaining.

**The Location**

Pear Tree Court is a small modern private development in the centre of Chipping Norton. Within sight of the shops and an easy walk to a number of pubs, cafés and restaurants, there is very little need to move your car from it's secure, off street space.













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