



Asking Price £199,950 Leasehold

1 Bedroom, Apartment - Retirement

14, Emden House Barton Lane, Headington, Oxford, Oxfordshire, OX3 9JU

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Sales & Lettings
Retirement Property Specialists

Emden House

The apartments at Emden House are owned by Secure Retirement Association (Headington) Limited, a non-profit making limited company run on co-operative lines. Residents become Members of the Association and shareholders when they lease an apartment, by making a loan to the value of the apartment.

Emden House stands in its own grounds in the village conservation area of Headington, with views over open country to the North and Bury Knowle Park to the South. There is a gate from Emden House garden into the park. Shops, including Waitrose and post office, are about a quarter of a mile away across the park, or down Old High Street. The local library is in the park. From the centre of Headington there are buses every ten minutes into Oxford, and a frequent coach service to London.

The House Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Communal Area from coffee mornings to games afternoons and film nights. There is also a Library and Laundry Room for use by the Owners.

Emden House has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite House Manager during the day and 24 hours, 365 days a year by the Careline team. There are smoke and heat detectors to provide unrivalled peace of mind.

Emden House is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Emden House requires at least one apartment Owner to be over the age of 55.



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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are pleased to be marketing this first floor one bedroom apartment, which is situated within the ever popular Emden House development. The apartment is presented in good order throughout and benefits from the apartment heating and water rates being included within the service charge.

The living room offers ample space for living and dining room furniture and enjoys a lovely outlook through the box bay window.

The Kitchen is accessed via the Hallway and offers a range of eye and base level units with working surfaces over, tiled splashbacks and built in oven. There is an integrated fridge and freezer (door covers required) and a window allows for light and ventilation.

The Bedroom is a good sized room with two windows providing lots of natural light, there is an addition space that could be used as a study or dressing room.

The Shower Room offers a large shower cubicle, a built in WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two storage cupboards, which are located in the hallway.



Features

- One bedroom first floor apartment
- Fitted Kitchen
- House Manager available 5 days a week
- Owners' Communal Area and Library
- Owners Laundry Room
- Call warden service
- Close to the town centre & excellent transport links
- Lift to all floors
- Lovely communal gardens and Orchard



Key Information

Service Charge (Year ending 31st January 2026)
£7,193.98 per annum.

Ground rent is not collected at this development

Council Tax Band B

A new 20 year Lease is granted on property transfer.
Please refer to Churchill Estates Management.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

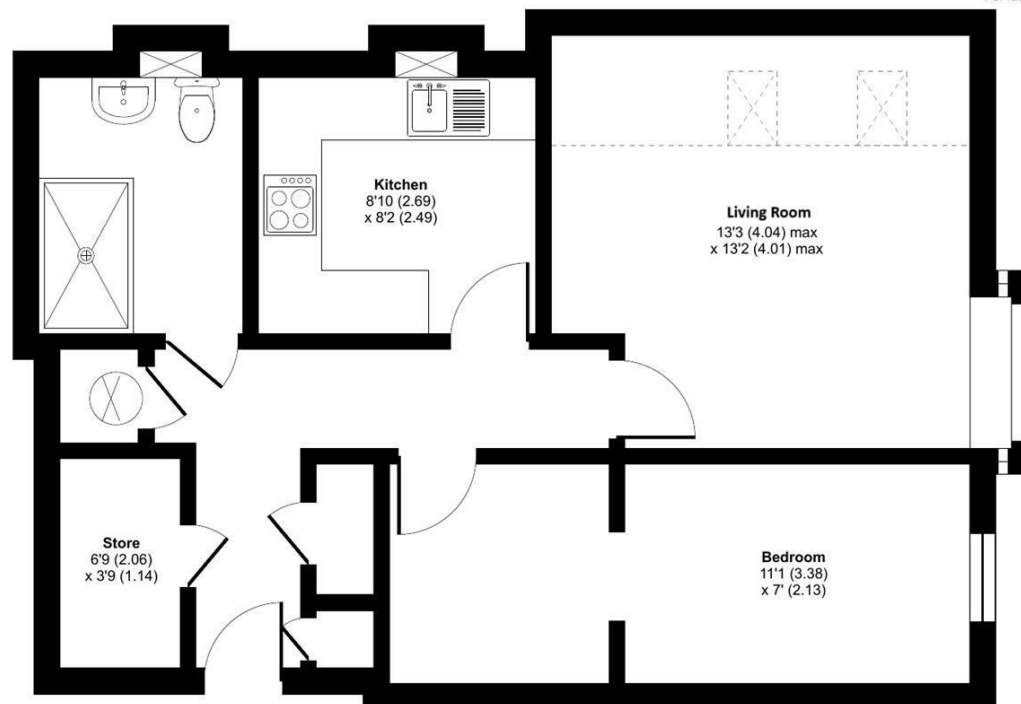
Service charges include: Apartment heating and water, Careline system, buildings insurance, communal water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, House Manager and a contribution to the contingency fund.

A 2% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C

Approximate Area = 537 sq ft / 49.8 sq m
Limited Use Area(s) = 48 sq ft / 4.4 sq m
Total = 585 sq ft / 54.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1187812

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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