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**Asking Price £120,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

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

 0800 077 8717

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**Churchill**  
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 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.



# Property Overview

DRAFT PARTICULARS - Awaiting verification from the sellers

**\*\*ONE BEDROOM STUDIO RETIREMENT APARTMENT\*\***

Churchill Sales & Lettings are pleased to be marketing this lovely one bedroom first floor studio apartment, which is situated within the ever popular Emden House development. The apartment is presented in good order throughout and is conveniently located for the lift.

The Bedroom / Living Room offers ample space for all desired furniture. There is a built-in wardrobe located next to the bed. A large bookshelf separates the space, and dual aspect windows provide lots of natural light.

The Kitchen offers a range of eye and base level units with working surfaces over, tiled splashbacks and built in oven. There is space for a fridge and freezer, and a window allows for light and ventilation.

The modern Shower Room offers a large shower with sliding door, a WC and wash hand basin with vanity unit beneath. There are multiple cabinets for optimal storage space.

Perfectly complementing this wonderful apartment is another storage cupboard located in the hallway.

Call us today to book your viewing!



# Features

- One bedroom studio apartment
- House Manager available 5 days a week
- Owners' Communal Area and Library
- Call warden service
- Owners Laundry Room
- Lift to all floors
- Close to the town centre & excellent transport links
- Good decorative order throughout



# Key Information

Service Charge (Year ending 31st January 2027)  
£7,237.43 per annum.

Ground rent is not collected at this development

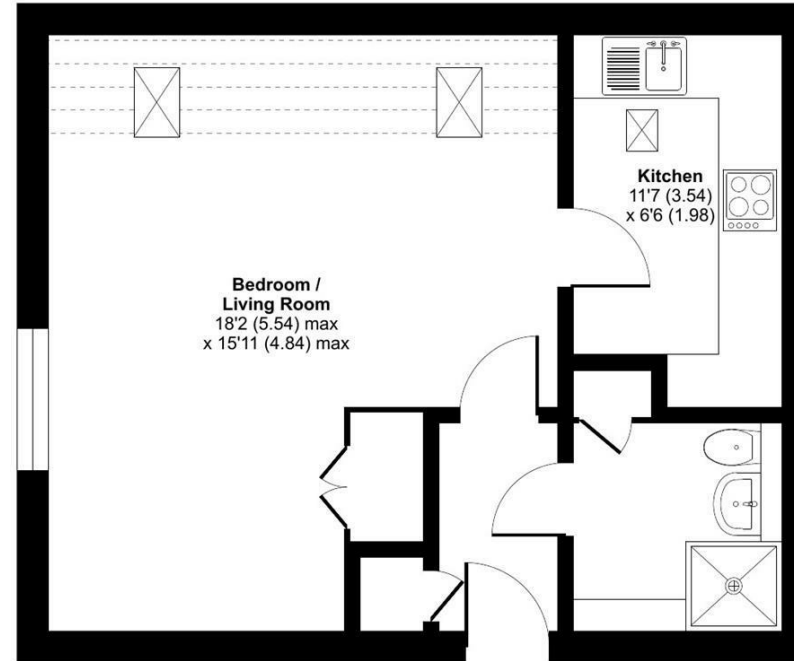
Council Tax Band B

A new 50 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.

Approximate Area = 377 sq ft / 35 sq m  
Limited Use Area(s) = 48 sq ft / 4.5 sq m  
Total = 425 sq ft / 39.5 sq m  
For identification only - Not to scale



EPC Rating: D

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1470402

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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