



PEGASUS

GRANGE

JCP

ESTATE AGENTS

OXFORD



# White House Road, Grandont

Guide Price £315,000

---

A first floor flat enjoying a sheltered corner position set in delightful grounds on this highly regarded and well facilitated development specifically for the over 55s.

Prestigious Gated Development for the Over 55s | Sheltered First Floor Corner Flat | Lift & Staircase | Private Entrance Hall with Intercom & Built In Storage Cupboards | Corner Sitting Room | Kitchen | Bedroom | Bathroom | Double Glazing | Economy 7 Heating | Impressive Range of On Site Facilities | Communal Grounds | On Site Parking

---

## TENURE & POSSESSION

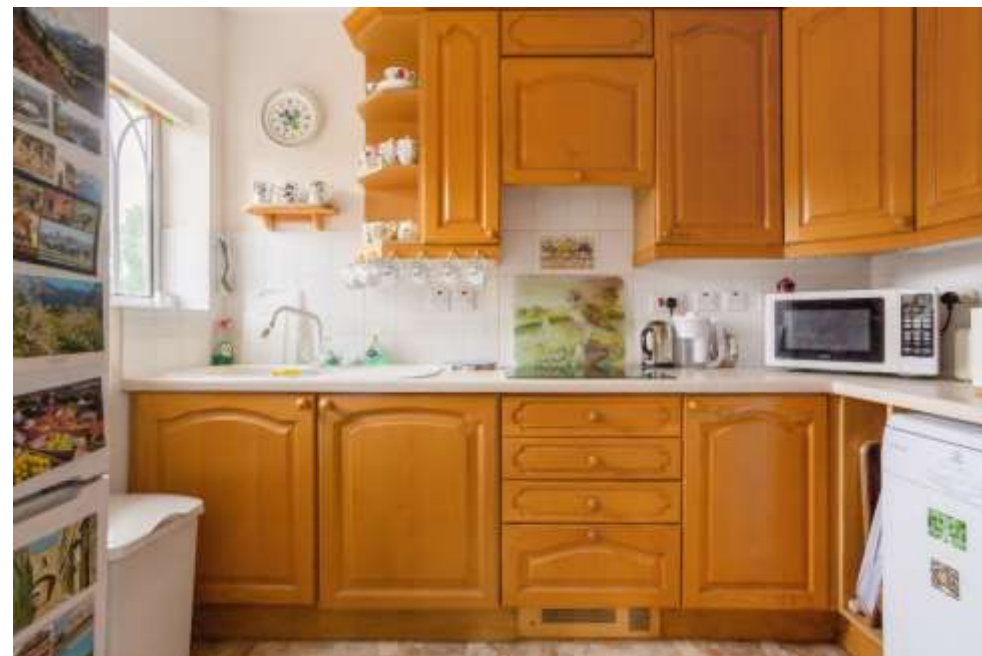
The Property is Leasehold with 120 years remaining.  
Service Charge £915 per quarter.

## DIRECTIONS

From JCP Estate Agents in Walton Street proceed southwards along Walton Street towards the city centre. At the traffic lights turn right into Worcester Street, then bear right into Hythe Bridge Street. At the roundabouts turn left at the first one then right at the next one into Hollybush Row, proceeding over the next roundabout into Oxpens Road. Continue past The Westgate centre and at the main traffic lights turn right over Folly Bridge into the Abingdon Road. Thereafter, take the second right hand turning into Whitehouse Road and Pegasus Grange will be found on the right hand side.

## LOCAL AUTHORITY

Council Tax Band D  
Oxford City Council  
Telephone: 01865 249811





## DESCRIPTION & SITUATION

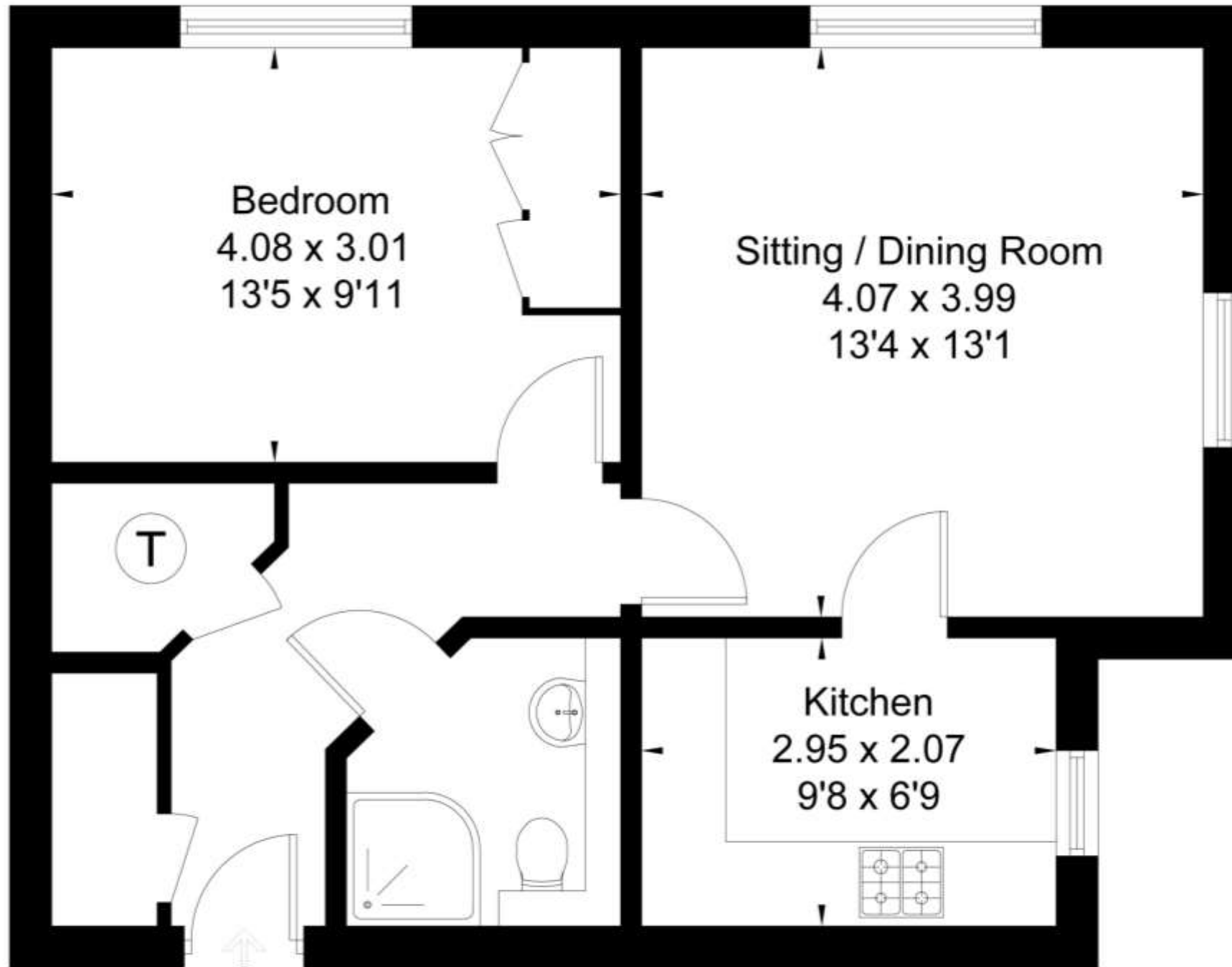
This well-appointed first floor flat enjoys a secluded corner position on this prestigious gated development set in delightful grounds affording a diverse and stimulating environment. Specifically designed for independently minded over 55s with an on-site manager and 24-hour emergency call centre linked to each flat. The Residents Association promotes various activities and social events, and there are numerous communal facilities including a heated swimming pool with sauna and a small gym, three communal lounges, delightful grounds and rooftop terrace, libraries with books and DVDs, two communal laundries and three short stay visitor suites which are bookable for a small charge.

Grandpont has a thriving local community with a variety of local social and recreational facilities including Hinksey Park and various local shops. The city centre is within walking/cycling distance offering extensive facilities with the Westgate centre which has a flagship John Lewis store and other top retail outlets, a five screen cinema, and numerous restaurants and bars. The centre also offers good access to the constituent colleges and departments of the University of Oxford. The area is also convenient for Oxford rail station with mainline services to London Paddington in approximately one hour and the coach station at Gloucester Green with frequent services to London Victoria, Heathrow, Gatwick and Stansted airports.





Approximate Area = 49 sq m / 527 sq ft



IN  
First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 302305



JCP Estate Agents

Sales | Lettings | Acquisitions | Management

East Oxford  
251 Cowley Road, Oxford, OX4 1XG  
Tel: 01865 72 11 22  
Email: eastoxford@jcpestateagents.co.uk

Central North Oxford  
113 Walton Street, Oxford, OX2 6AJ  
Tel: 01865 55 44 22  
Email: northoxford@jcpestateagents.co.uk

**IMPORTANT NOTICE**

James C. Penny Estate Agents and their clients give notice to anyone reading these particulars that: 1) These particulars do not constitute part of any offer or contract. 2) All text, photographs, dimensions, plans and references to the condition and necessary permissions for use and occupation, and any other details regarding the property are guidelines only and are not necessarily comprehensive, and as such are given without responsibility and any intending purchasers should not rely on them as statement or fact. 3) Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained by James C. Penny Estate Agents or their clients. 4) James C. Penny Estate Agents have not tested any services, equipment or facilities at the property. Any intending purchasers must satisfy these service by inspection or otherwise. 5) No person in the employment of James C. Penny Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	