



6 Trinity Court, 4 Between Towns Road, Oxford, OX4 3PP

Guide Price £285,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well appointed ground floor two bedroom apartment with parking suited to investors.

Developed in 2015 by Thomas Homes this private contemporary scheme was created from a former office building. There is now a collection of stylish apartments suited for modern living in a most convenient location close to the many amenities within Cowley and the Oxford Business Park, BMW Mini and Oxfam headquarters. Occupying a quiet location on the side of the building there is light open plan living characterised by large picture windows. The accommodation extends to approximately 557 sqft with sitting/dining area, a sleek fitted kitchen featuring integrated appliances of fridge/freezer, dishwasher, oven, hob and extractor. There are large storage and utility cupboards and two double bedrooms with fitted wardrobes.

Let on an assured shorthold tenancy until 21/03/2025, further details available on request.

The Ofcom website states superfast broadband is available and you are likely to have a good mobile voice and data coverage indoors and outdoors.







## Key Features

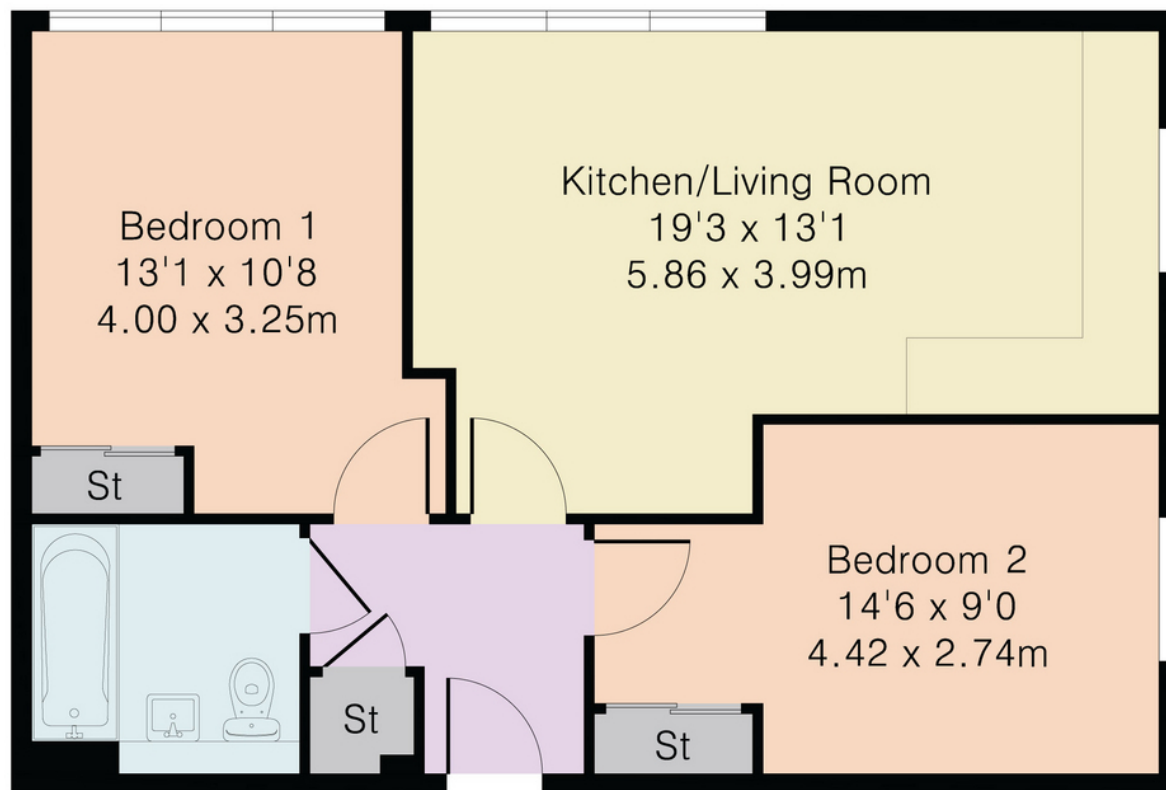
- Open-plan living room/kitchen
- Stylish contemporary fittings
- Two double bedrooms with wardrobes
- Bathroom
- Allocated parking
- Electric wall heaters
- 999 year lease from 2015
- Service Charge £1267.44 to March 2025
- Ground Rent: £250pa - Increasing every 15 years
- Council Tax Band: C, EPC Rating: D

## The Location

There are excellent travel links to both the A40/M40 and A34. London can be accessed from central Oxford via both bus and rail. Didcot Parkway is also a short drive away.

Trinity Court is a well located for easy access to the Oxford Business Park and multiple shopping and leisure amenities in the area including Templars Square and retail park, Cowley retail park and David Lloyd Leisure. The Cowley Road with its vibrant café scene and nightlife is just 1.5 miles away. Oxford city with an array of high street stores and niche boutiques is just 3 miles away where there are further cultural and entertainment venues including cinemas, theatres, galleries and museums.

Approximate Gross Internal Area 557 sq ft – 52 sq m



Ground Floor

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