



THOMAS
MERRIFIELD
SALES LETTINGS

1D Rippington Drive,
Marston, Oxford, OX3 0RH

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A ground floor two bedroom apartment with no onward chain located in this small private development in Marston with easy access to the Headington hospitals, Summertown and the City Centre.

- Ground floor two bedroom apartment
- Reception room with open-plan kitchen/dining room
- South-facing private courtyard garden
- 999 year lease from 2007 at peppercorn ground rent
- Service Charge: £1000 - 2024/25
- Share of freehold
- Council Tax Band: C
- EPC Rating: D
- Vacant with no onward chain
- Off-street allocated parking space

This attractive small scheme of just seven units was developed by Sweetcroft Homes in 2007 in a quiet side road off Oxford Road. There is a reception room to the front with bay window and an open-plan kitchen with fitted units, integrated fridge, stainless steel electric oven, hob and extractor hood. To the rear is a hallway, bathroom with storage cupboard, double bedroom with fitted wardrobe and a large rear double bedroom with fitted wardrobe and double doors to the private garden. Features include, underfloor electric heating, double glazing, allocated off-street parking space. In addition there is covered cycle storage and a large communal garden. According to the government website there is a High Risk of surface water this property has flooded in 2024. Please contact the agent for further information.

Guide Price £315,000 Leasehold





Marston has pedestrian and cycle access into Oxford City via Ferry Road and University Parks and is equidistant from Headington and Summertown. There is access to a range of shops, recreational amenities and state and independent schools and Oxford Brookes University, the John Radcliffe, Churchill and Nuffield Hospitals are all based in Headington. Central Oxford offers a more extensive range of retail options with both High Street and niche stores. There are many cultural and entertainment venues including theatres, cinemas, galleries and museums along with a broad range of cafes and restaurants. According to Ofcom, Superfast & Ultrafast broadband is available and mobile voice and data coverage is likely indoors and outdoors.



Approximate Gross Internal Area 684 sq ft - 64 sq m



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