



KINGSTON COURT

THOMAS  
MERRIFIELD  
SALES LETTINGS

20 Kingston Court  
Walton Street, Jericho, Oxford, OX2 6ES



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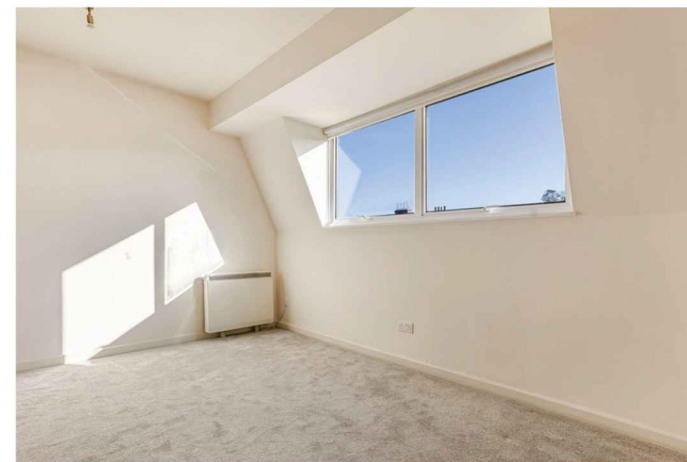
A one bedroom second floor flat with a covered allocated parking space and located in the heart of popular Jericho circa one mile north of Oxford's historic city centre.

- One bedroom second floor flat
- Living/dining room with rooftop views
- Modern galley kitchen with oak worksurfaces
- Double bedroom with fitted wardrobe
- Modern bathroom with shower over the bath
- Electric heating & hot water and double glazing
- Allocated parking space
- Lease: 945 years remaining, groundrent £15 pa
- Current service charge £1,200 pa
- Council Tax Band: C. EPC Rating: E

A second floor flat presented in very good order - an ideal first property, pied-a-terre or investment. Accommodation; communal entrance with entry-phone, hallway with storage cupboard, fitted galley kitchen, spacious living/dining room with views over Jericho, double bedroom with fitted wardrobe and a modern bathroom, allocated parking space under the building. There is also access to a loft space.

According to Ofcom, Superfast and Ultrafast broadband connections are available and mobile and data signals are good outdoors and variable indoors, depending on the network provider. Properties built pre-1999 may contain asbestos in building materials but purchasers must rely on their own survey. Artex to the ceilings may contain traces of asbestos, which is considered safe if left undisturbed.

**£285,000 Leasehold**

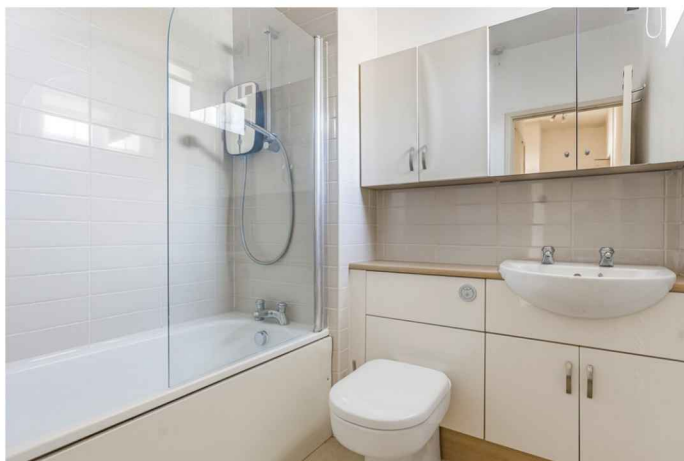




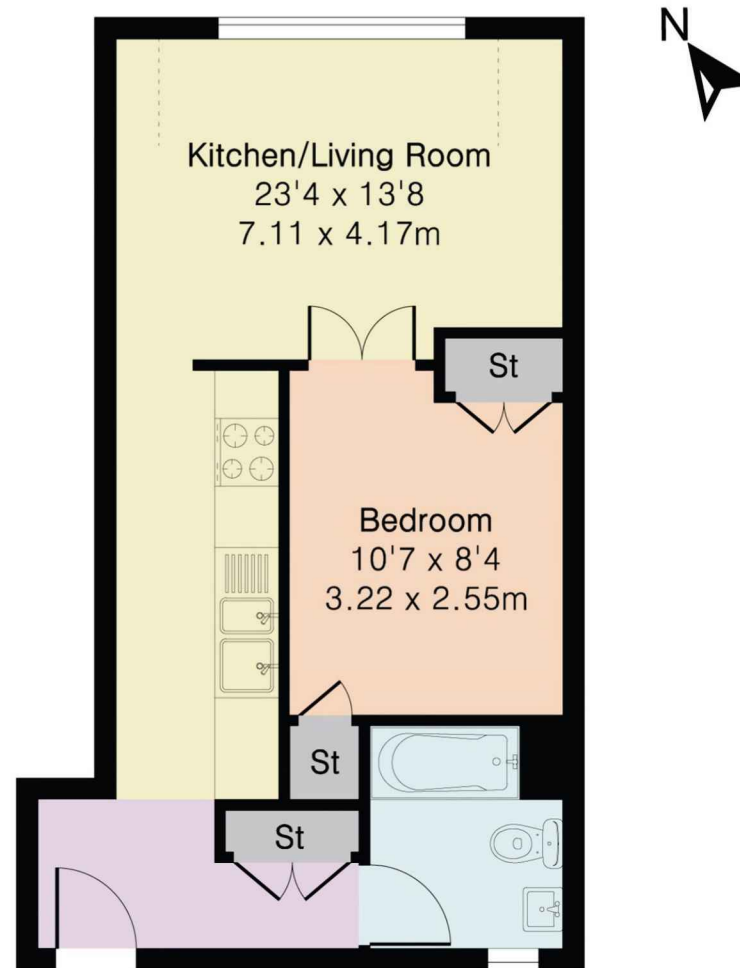


The multiple attractions of Jericho are on the doorstep with a range of cafes, restaurants, pubs and bars, the Phoenix cinema, Branca deli, independent shops and Sainsbury's and Co-op food stores. The property is vacant and is being sold with no ongoing chain.

Jericho is located approximately one mile north of Oxford city centre and benefits from easy access to the north Oxford, Port Meadow and Oxford Railway Station which has a fast 50 minute service to London Paddington. There is also a regular coach service from Gloucester Green to London Victoria Station. The A34 connects to the M40 to the north near Bicester and M40 to the south towards Newbury.



**Approximate Gross Internal Area 392 sq ft - 36 sq m**



**Second Floor**