



THOMAS
MERRIFIELD
SALES LETTINGS

Flat 35, Folly Bridge Court,
Shirelake Close, Oxford, OX1 1SW

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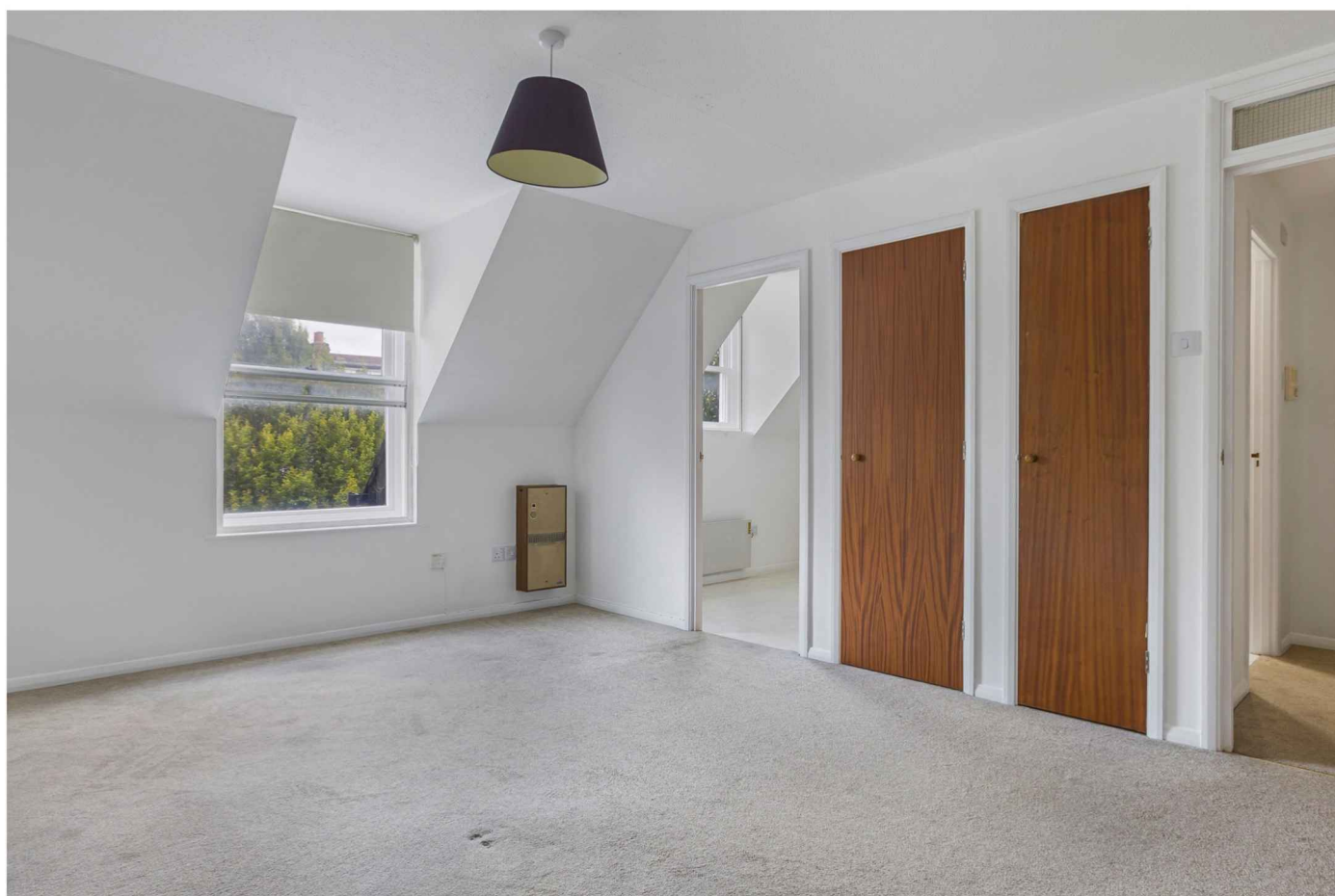
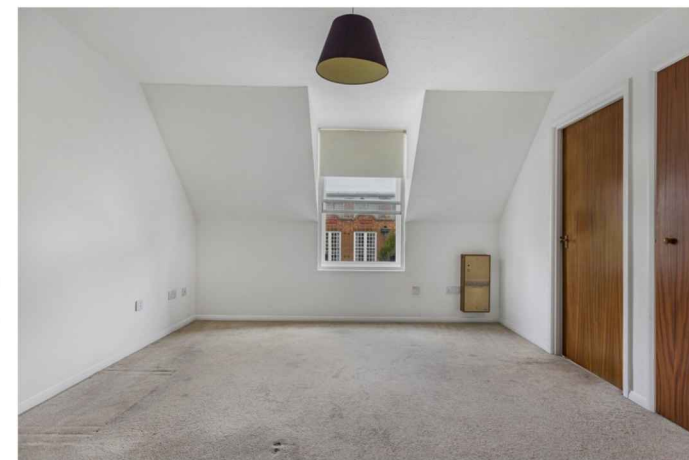
A studio apartment situated in this popular convenient location close to Oxford city Centre. No onward chain.

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- Entrance hall
 - Living-bedroom area
 - Kitchen
 - Bathroom
 - Electric heating
 - Communal gardens
 - Allocated gated parking
 - Peppercorn Rent, New Lease
 - Service charge: £1.111 per annum to Sep 25
 - Council Tax Band: B, EPC Rating: C
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The accommodation comprises entrance hall, spacious living bedroom area, separate kitchen and bathroom there is electric heating and communal gardens, a particular benefit of this property is the allocated gated parking.

According to Ofcom, Standard, Superfast and Ultrafast Broadband is available and mobile voice and data is good indoors and outdoors.

Guide Price £245,000 Leasehold



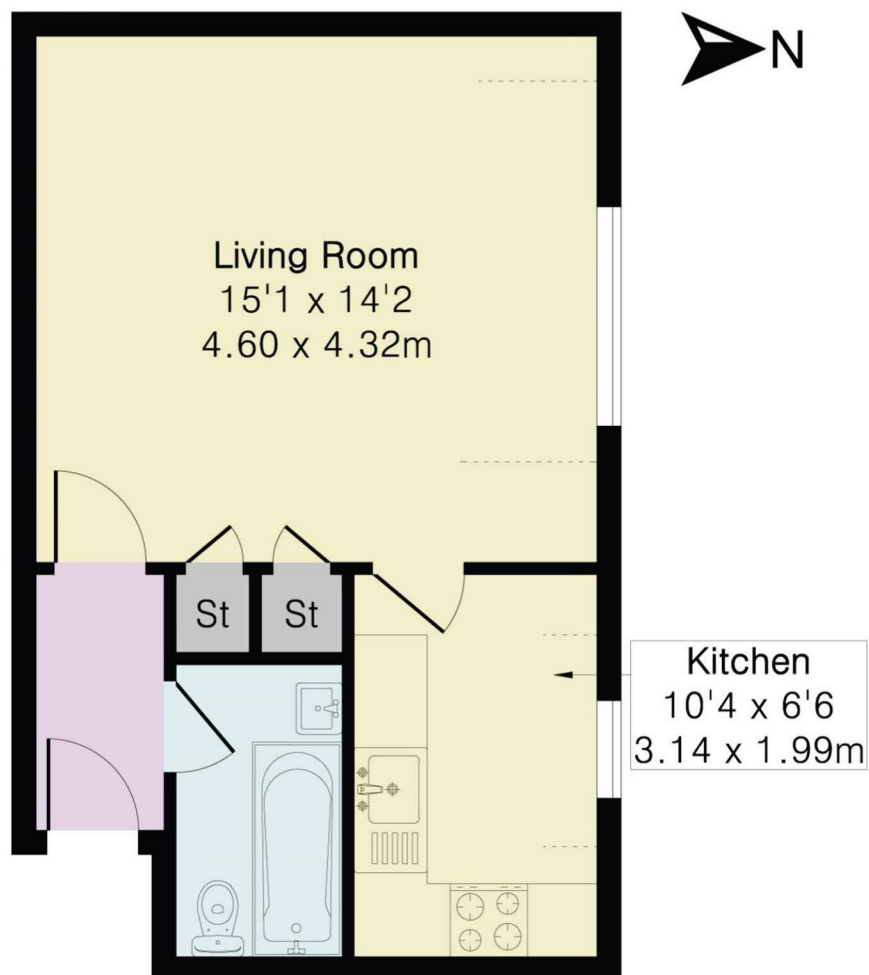


The location is within easy access to the River Thames footpath, Folly Bridge and Christchurch Meadow. The multiple amenities of central Oxford are within a short distance.

Communications are excellent with Oxford railway station approximately half a mile north-west via Thames Street and Oxpens (London, Paddington approximately 60 minutes) and with numerous local buses running from Abingdon Road and St Aldates.



Approximate Gross Internal Area 361 sq ft - 34 sq m



Second Floor