



THOMAS  
MERRIFIELD  
SALES LETTINGS

43 Venneit Close,  
Roger Dudman Way, Oxford, OX1 1HY



## 43 Venneit Close, Roger Dudman Way, Oxford, OX1 1HY

A rarely available two bedroom top/third floor apartment of this popular scheme just west of Oxford Railway Station and just over ½ mile walk along the Thames to Port Meadow.

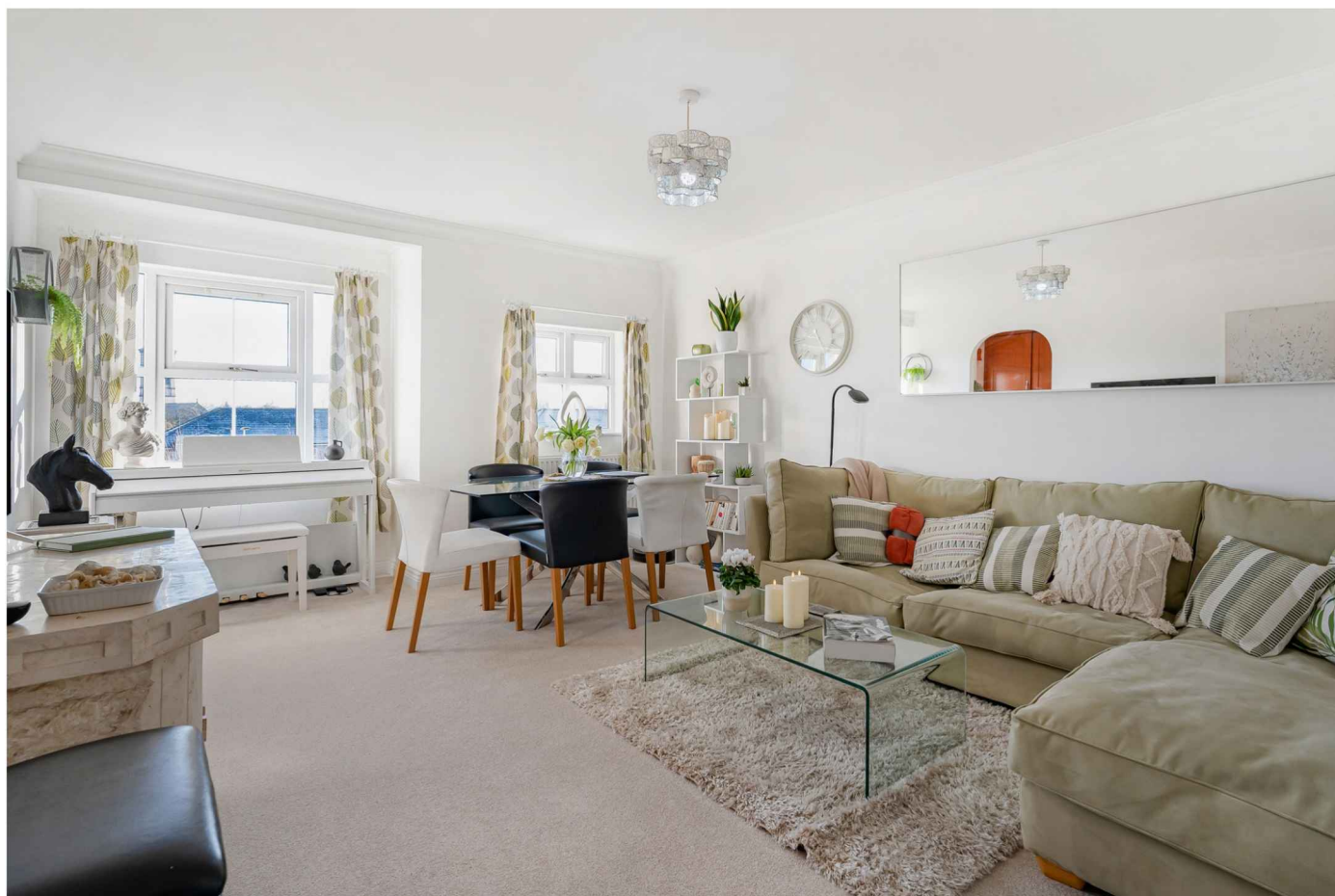
- Entrance hall with airing cupboard and coats cupboard
- Large sitting/dining room with two windows
- Fitted kitchen with gas hob and electric oven
- Main bedroom with en-suite shower room
- Further double bedroom with fitted wardrobes
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Lease 100 years remaining. Ground rent £175 pa
- Service charge £1,500 per annum for 2025
- Council Tax Band: D. EPC Rating: C

A very well-presented apartment with light and bright accommodation located on the top floor in a development of 87 flats built in around 2001. The property has new carpets and decorations throughout and benefits from pleasant views over communal gardens to the front and over mature woodland to the rear. Particular features are the spacious sitting/dining room and master bedroom with, smart en-suite shower room and double doors to a Juliette balcony.

Venneit Close has attractive landscaped grounds, with lawn and mature trees and cycle and bin store.

PLEASE NOTE: This is a non-parking scheme.

**Guide Price £360,000 Leasehold**

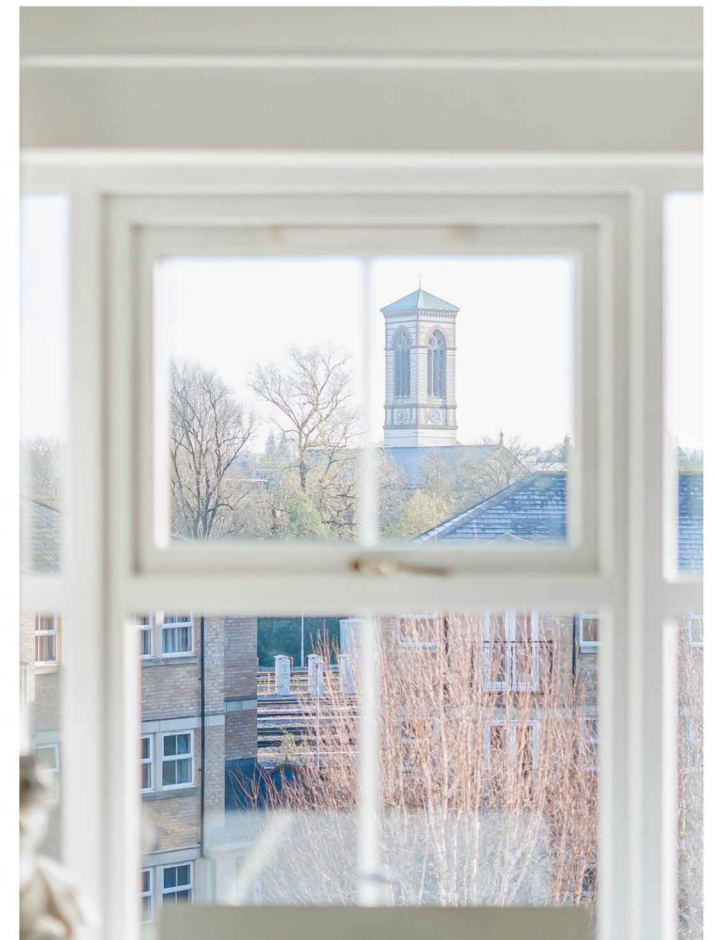
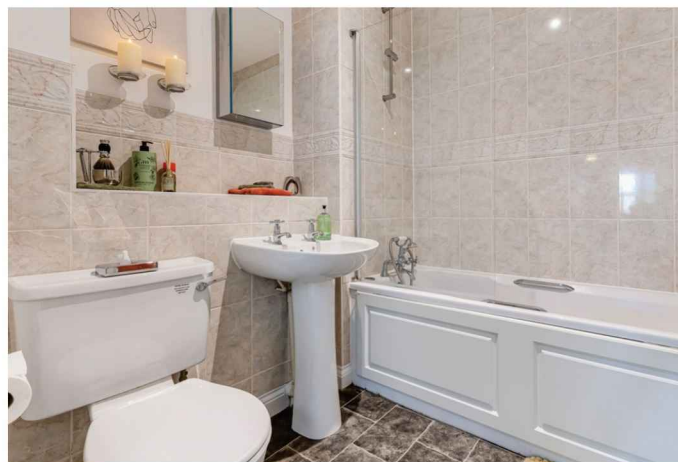




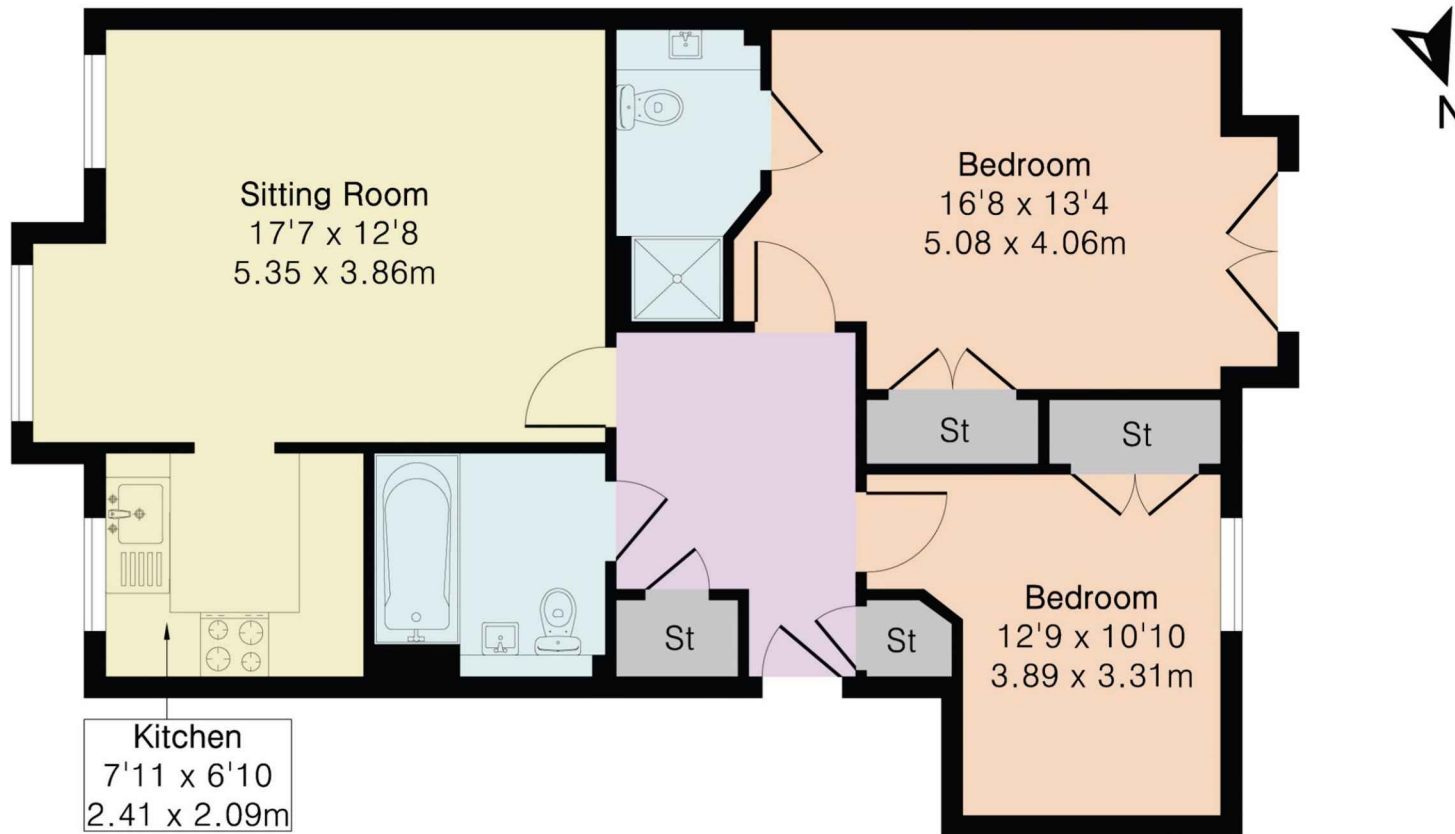


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Nearby Port Meadow offers 300 acres of meadow land bordering the River Thames/Isis and leading to Jericho Wolvercote village and The Perch pub. Frideswide Square and the Said Business School are within half a mile of the property and the multiple attractions of Oxford's historic city centre are around a mile away. Oxford Railway Station offers journeys to both London Paddington and London Marylebone Stations in approximately 60 minutes and there is also a regular coach service from Gloucester Green to central London.



## Approximate Gross Internal Area 738 sq ft - 69 sq m



Top Floor