



Woodstock Close, North Oxford, OX2

Guide Price £450,000

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ESTATES

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A beautifully presented top floor apartment benefitting from lift access and far reaching views towards Wytham Woods. The accommodation comprises; entrance hall, sitting/dining room, two double bedrooms, bathroom and kitchen with breakfast bar. The apartment is presented in excellent order throughout and enjoys west facing views over Woodstock Close gardens. There is permit parking and a bus stop to the entrance of the Close.

Situation

Situated in North Oxford it is conveniently located for easy access into Summertown which offers a fantastic range of shops, cafes and restaurants. There is a Marks & Spencer's food hall and also Tesco's and Sainsburys. If you are requiring more comprehensive amenities there is a regular bus service running to Oxford city centre which offers an extensive range of shops, restaurants, museums and Westgate shopping centre provides a wonderful selection of shops and roof top restaurants. With a bus stop on the Woodstock Road, close to the entrance to the close, there is a convenient link to the Oxford Parkway Station which offers a 55 minute service to London, Marylebone.





Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

EPC

EPC rating E

Services

All mains services are connected with the exception of gas.

Tenure & Possession

The property is leasehold and is offered for sale with no onward chain.

The annual service charge is £4600 managed by Breckon & Breckon.

Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.

Council Tax

Council Tax band D amounting to £2,554.37 for the year 2025/26.



Local Authority

Oxford City Council

109 St. Aldate's

Oxford, OX1 1DS

Tel: 01865 249811

Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.





Third Floor

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Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied for the floorplan are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.