



Woodlands Road, Headington

**Connells** SIGNATURE



## Woodlands Road, Headington

This two-bedroom ground floor apartment is well-positioned in Headington and only a 5-minute walk to the John Radcliffe Hospital, offering an attractive investment or first-time buyer opportunity.

The property is well maintained throughout and offers a 14'7 x 17'9 living/dining room, two double bedrooms, family bathroom and hallway with excellent storage capacity.

Externally this home offers an enclosed private front garden, and on street resident permit scheme which can be purchased via the local authority.

Headington is a vibrant suburb of Oxford with a large medical and student population. Amenities include a varied

choice of international eateries, cafes, independent shops, and a Waitrose, all within 0.6m of the property.

For access to oxford or London local bus routes can be found via the London Road which is only a 10-minute walk from the property.

Call Connells for further information and to book your viewing.

### Entrance Hall

Two storage cupboards, radiator.

### Reception Room

14' x 17' 9"

Double glazed box bay window to the front aspect, TV point, radiator.

### Kitchen

7' x 8' 8"

Double glazed window to the front aspect, Fitted with a selection of floor and wall units, space and plumbing for a washing machine, space for a fridge, wall mounted gas boiler.

### Bedroom 1

10' 11" x 15' 5"

Double glazed window to the rear aspect, radiator.

### Bedroom 2

8' 11" x 9' 2"

Double glazed window to the rear aspect, radiator.

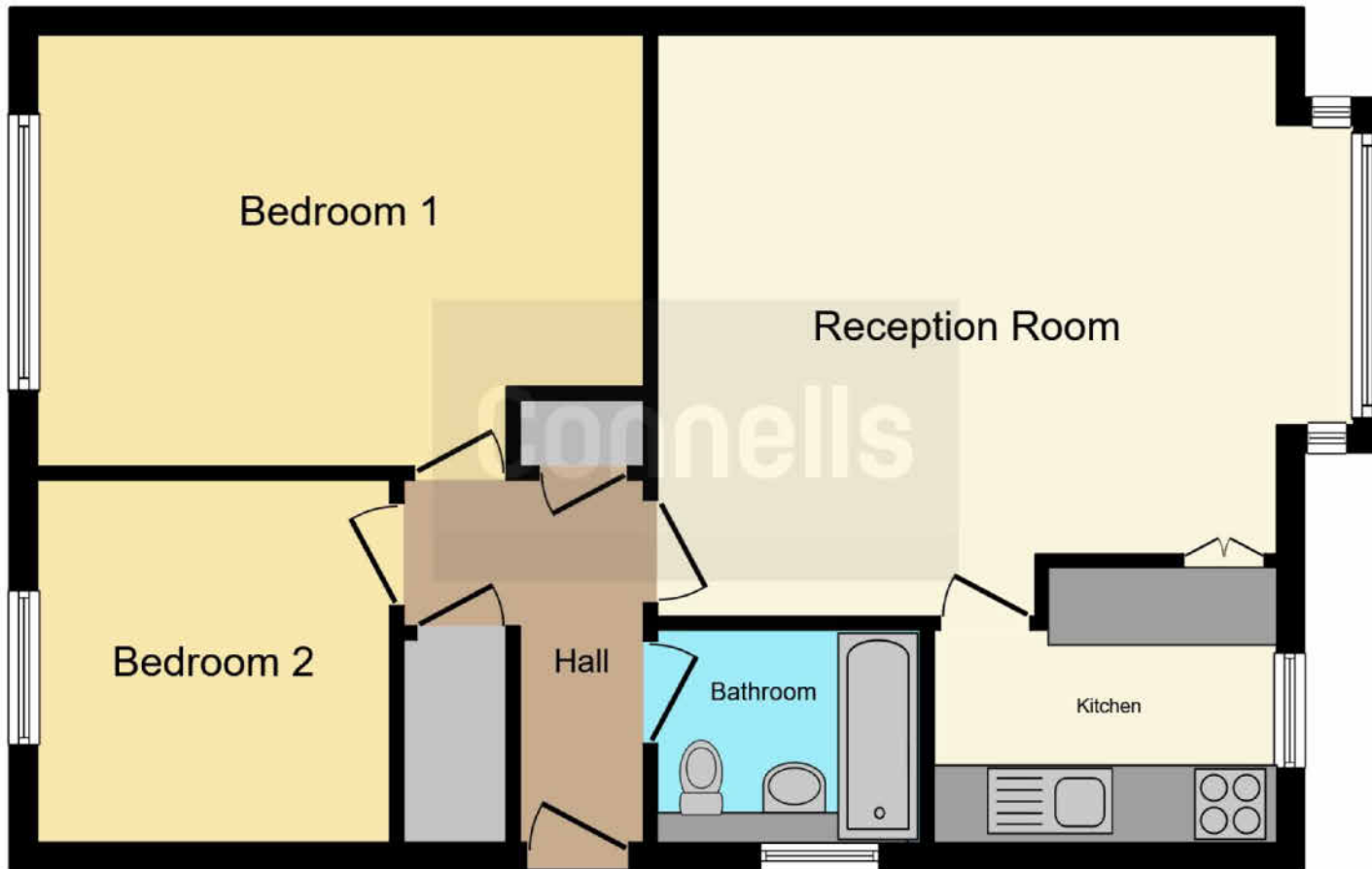
### Bathroom

Double glazed window to the side aspect,

suite comprising a low level WC, bath with shower over, vanity wash hand basin and fully tiled walls.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# Woodlands Road, Headington

This two-bedroom ground floor apartment is well-positioned in Headington and only a 5-minute walk to the John Radcliffe Hospital, offering an attractive investment or first-time buyer opportunity. Note the property has an 87 year lease, £150 pa ground rent and zero service charge.

Price

**£325,000**

Tenure: Leasehold

EPC Rating: C

**Connells** SIGNATURE

To view this property please contact us on

**01865 763 501**

or email [headington@connells.co.uk](mailto:headington@connells.co.uk)

129-131 London Road, Oxford, Oxfordshire OX3 9HZ

[CONNELLS.CO.UK](http://CONNELLS.CO.UK)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

