



**Connells**

Alice Smith Square  
Littlemore Oxford



### Property Description

From the communal lobby, stairs lead up to the apartment's entrance. Inside, the hallway provides access to two bedrooms, a bathroom and an open-plan lounge, dining area and kitchen.

The property is available with no onward chain.

### Entrance Hall

Stairs leading to First Level Floor.

### Kitchen/Diner/Lounge

15' 10" narrowing to x 14' 9" ( 4.83m narrowing to x 4.50m )

Gas hob. Washing machine. Freestanding fridge/freezer.

### Bedroom 1

11' 9" narrowing to x 8' 9" ( 3.58m narrowing to x 2.67m )

Built-in cupboard

### Bedroom 2

11' 9" narrowing to x 5' 9" ( 3.58m narrowing to x 1.75m )

Built-in Cupboard

### Bathroom

7' 5" narrowing to x 5' 3" ( 2.26m narrowing to x 1.60m )

Bath with shower over. WC. Basin.

### Parking

Driveway





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)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/COW310109](http://connells.co.uk/Property/COW310109)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 08 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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