



**Connells**

Lizmans Court Silkdale Close  
Oxford





### Property Description

The property comprises a hallway leading to a lounge/diner that overlooks the communal grounds at the front, a kitchen, a double bedroom and a family bathroom.

Externally, residents benefit from allocated parking.

Silkdale Close is well-placed for a range of local amenities. Templars Square Shopping Centre, a short walk away, features a variety of shops, supermarkets, cafes and essential services. The location is also convenient for commuting, with the Oxford Business Parks, the BMW Mini Plant and the Eastern Bypass within easy reach. Public transport links via Cowley Road provide direct access to Oxford city centre. Cowley Road itself offers a vibrant mix of amenities, including independent shops, restaurants, cafes, bars and live music venues, alongside essential services such as pharmacies and supermarkets.

### Lounge/Diner

11' max x 12' 11" max ( 3.35m max x 3.94m max )

### Kitchen

6' max x 9' 8" max ( 1.83m max x 2.95m max )

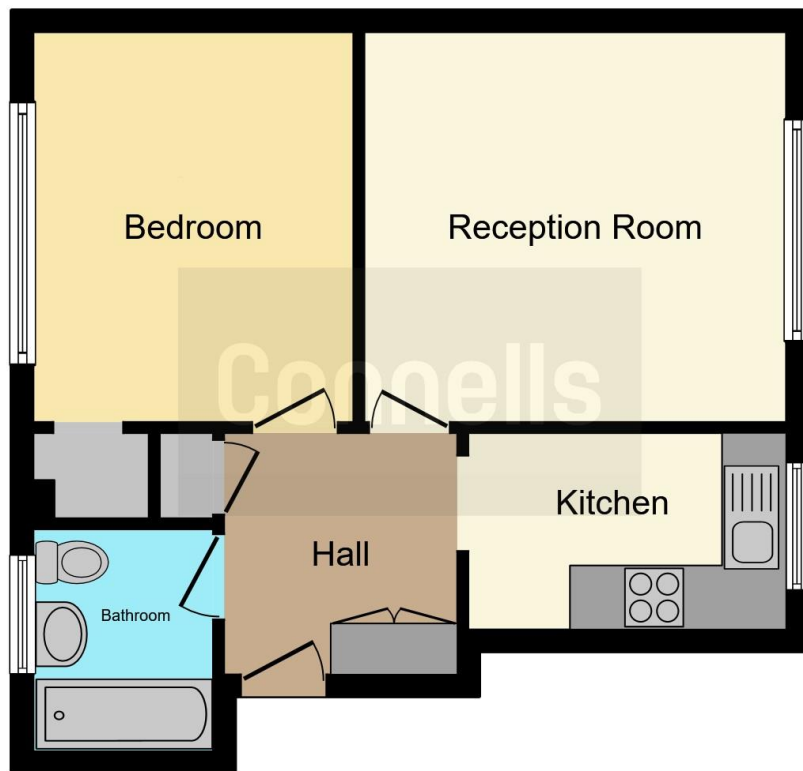
### Bedroom 1

11' 1" max x 9' 10" max ( 3.38m max x 3.00m max )

### Bathroom

6' 9" max x 6' max ( 2.06m max x 1.83m max )





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

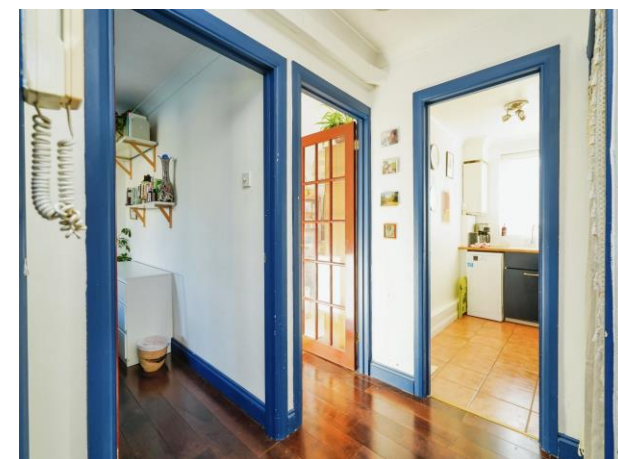
**T 01865 748 448**  
**E [cowley@connells.co.uk](mailto:cowley@connells.co.uk)**

60 Between Towns Road  
 OXFORD OX4 3LR

**EPC Rating: C**

**view this property online [connells.co.uk/Property/COW310050](http://connells.co.uk/Property/COW310050)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COW310050 - 0004