



**Connells**

Standford House Armstrong Road  
Littlemore Oxford



# Standford House Armstrong Road Littlemore Oxford OX4 4RL

for sale  
**£350,000**



## Property Description

The building features a communal lobby, with the apartment conveniently situated on the ground floor. Inside, the hallway provides access to a contemporary bathroom, two well-proportioned bedrooms and an open-plan lounge/diner and kitchen. The kitchen is equipped with integrated appliances and general utilities. The living area opens onto a balcony, offering outdoor space.

Armstrong Road is located on the Littlemore/Sandford-On-Thames border providing convenient access to the Oxford Science Park and the Eastern By-Pass. The property is a short distance from Cowley centre and its amenities which include supermarkets, banks, cafes and leisure centre. There is a regular bus service which connects the area to Oxford city centre and surrounding areas.

## Kitchen/Diner/Lounge

18' 3" max x 16' 1" max ( 5.56m max x 4.90m max )

## Bedroom 1

16' 5" max x 9' 11" max ( 5.00m max x 3.02m max )

## Bedroom 2

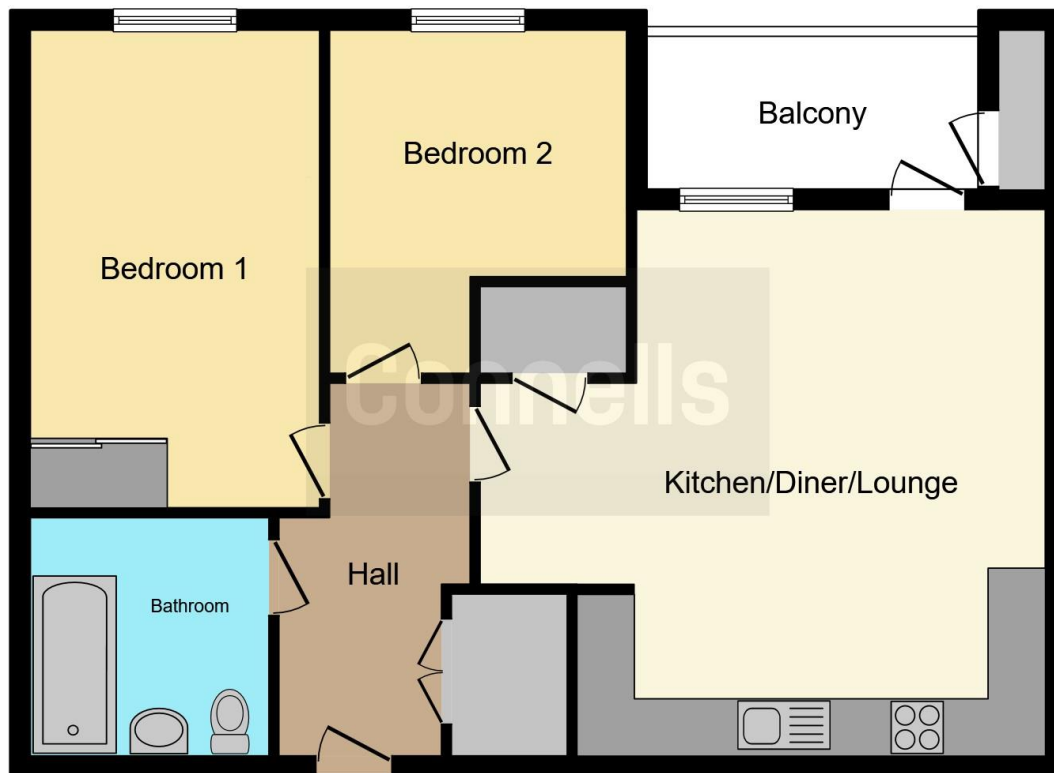
10' 2" max x 6' 7" max ( 3.10m max x 2.01m max )

## Bathroom

8' 2" max x 8' 2" max ( 2.49m max x 2.49m 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: B**

**view this property online [connells.co.uk/Property/COW310198](http://connells.co.uk/Property/COW310198)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 2021. 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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