



**Connells**

Mayfair Road  
Oxford





### Property Description

Upon entering the apartment is a door leading into the private hallway area, which is ideal for storage of bicycles, coats/jackets, shoes and similar. You have stairs leading up to the apartment where you have an open plan kitchen/diner and lounge which overlooks the rear garden, a double bedroom and bathroom.

Externally, there is shared parking to the front, a private garden and a shared outbuilding.

Mayfair Road is well-placed for providing convenient access to a range of local amenities in Templars Square Shopping Centre. Amenities include a variety of shops, supermarkets, cafes, leisure centres 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 Centre provide direct access to Oxford city centre.

### Lounge/Diner

11' 5" max x 9' 8" max ( 3.48m max x 2.95m max )

### Kitchen

8' 6" max x 7' 3" max ( 2.59m max x 2.21m max )

### Kitchen/Lounge/Diner

11' 6" max x 17' 3" max ( 3.51m max x 5.26m max )

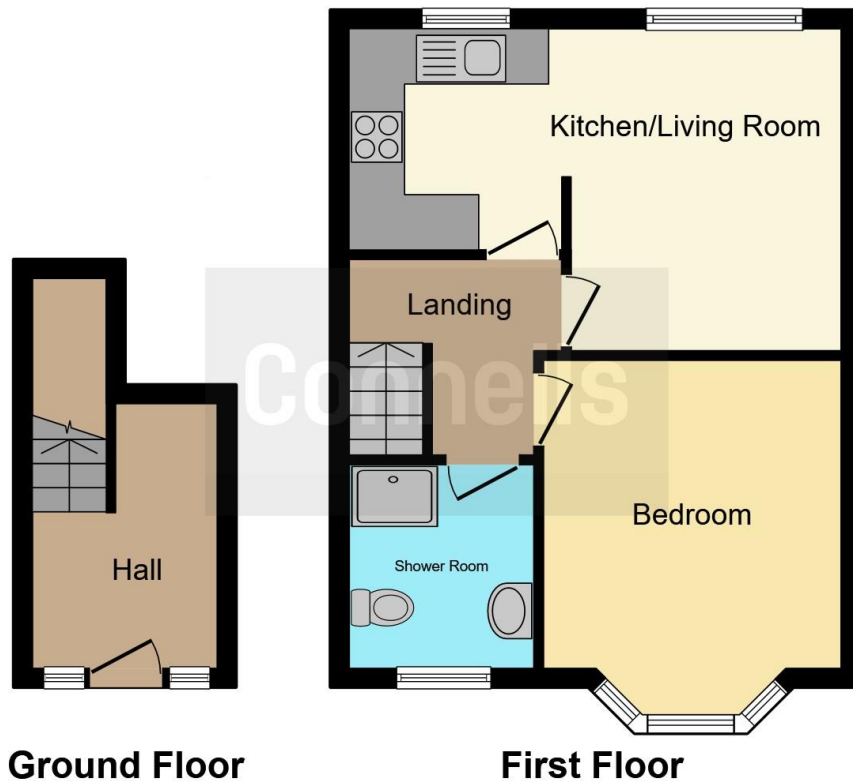
### Bedroom One

12' 10" max x 10' 4" max ( 3.91m max x 3.15m max )

### Bathroom

6' 5" max x 7' 2" max ( 1.96m max x 2.18m 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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/COW310251](http://connells.co.uk/Property/COW310251)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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