



Not for marketing purposes INTERNAL USE ONLY

The Links Gillians Way  
OXFORD





### Property Description

The property is accessed via a communal entrance with stairs leading to the first-floor apartment. Upon entering, a hallway provides access to a double bedroom, a bathroom, a kitchen and a lounge/diner. Both the kitchen and lounge offer open views of Cowley Marsh Recreation Ground.

Additionally, the property includes an allocated parking space for one vehicle.

Gillian's Way is a quiet no-through road situated off Cowley Road, offering a convenient location with easy access to local amenities and transport links. The property is adjacent to Cowley Marsh Recreation Ground, providing open green space for outdoor activities. Cowley Road, known for its diverse range of shops, restaurants and cafés, is within close proximity, while Cowley Centre offers additional retail and essential services. Regular bus services run along Cowley Road, providing direct routes into Oxford city centre, making it an ideal location for commuters and those seeking easy access to the city's amenities.

### Living Room

10' 5" max x 14' max ( 3.17m max x 4.27m max )

### Kitchen

5' 2" max x 9' 9" max ( 1.57m max x 2.97m max )

### Bedroom One

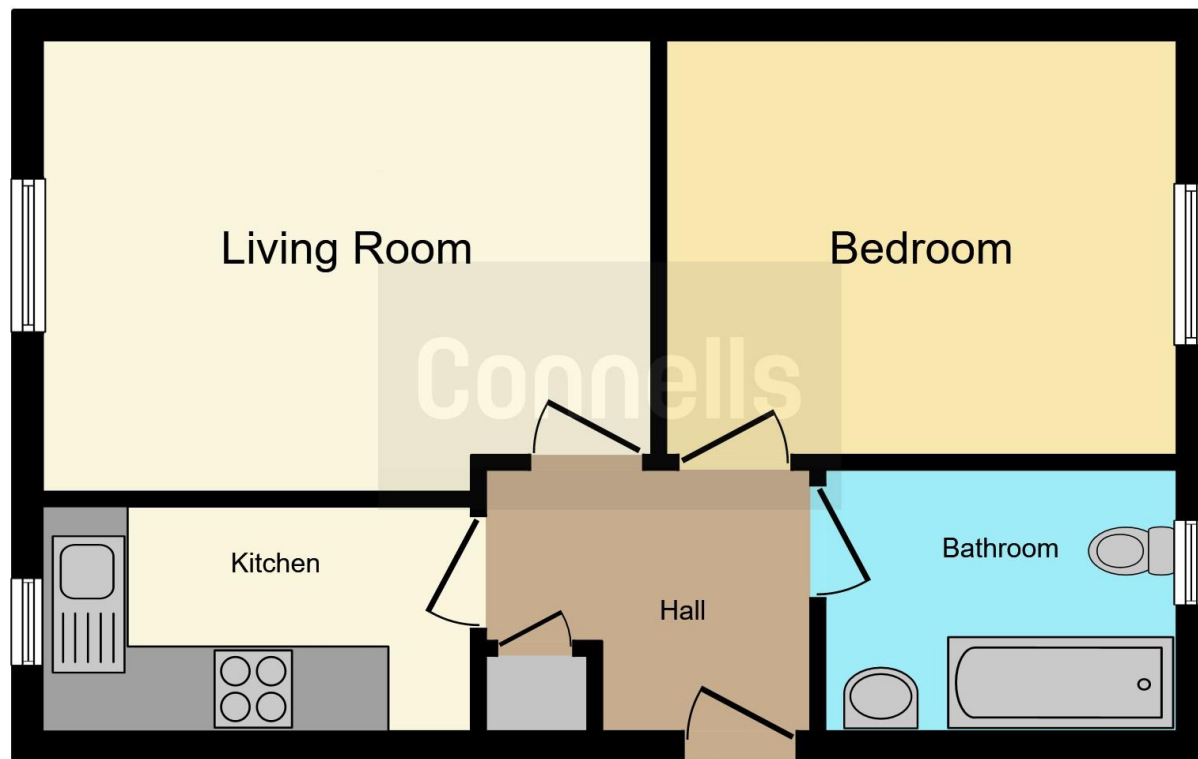
9' 7" max x 11' 8" max ( 2.92m max x 3.56m max )

### Bathroom

5' 11" max x 8' 1" max ( 1.80m max x 2.46m 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

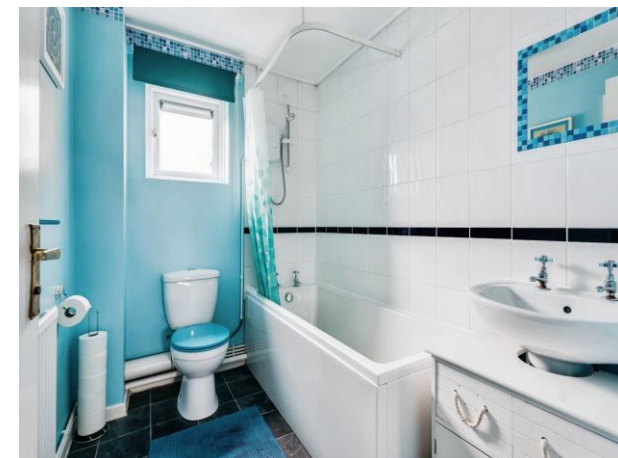
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**EPC Rating: C**

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This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1990. 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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