





# Shotover View Craufurd Road OXFORD OX4 2SQ

For Sale  
£160,000



## Property Description

Upon entering the apartment, there is a hallway with doors leading to a wet room, which is also accessed from the main bedroom, two bedrooms, one of which has a built-in cupboard and an open plan kitchen and living area. The kitchen and living room benefit from dual-aspect windows to the front, rear and side, creating a bright living/dining space, with double doors opening onto a balcony with views towards open fields, Horspath village and Shotover Country Park in the distance. There is also a separate WC located off the hallway.

The apartment also benefits from a resident's lounge, cafeteria, laundry room, an on-site carer or warden, communal gardens and a resident's only car park. In addition there is on street parking available, restricted to two hours between 9am and 5pm Monday to Friday, unrestricted outside these hours.

Craufurd Road is situated on the borders of Cowley and Headington, offering convenient access Headington's hospitals and Universities. The area is well-connected by local amenities, with supermarkets, shops and other essential services available in nearby Cowley Centre.

Transport links from Hollow Way and Horspath Road provide regular bus services into Oxford city centre via Cowley Centre, as well as routes towards Headington and the John Radcliffe Hospital. The location also benefits from easy access to the Eastern Bypass for easy commuting in and out of the city.



### **Living Room**

15' 9" max x 11' 11" max ( 4.80m max x 3.63m max )

### **Kitchen**

7' 7" max x 11' 11" max ( 2.31m max x 3.63m max )

### **Bedroom 1**

14' 1" max x 11' 6" max ( 4.29m max x 3.51m max )

### **Bedroom 2**

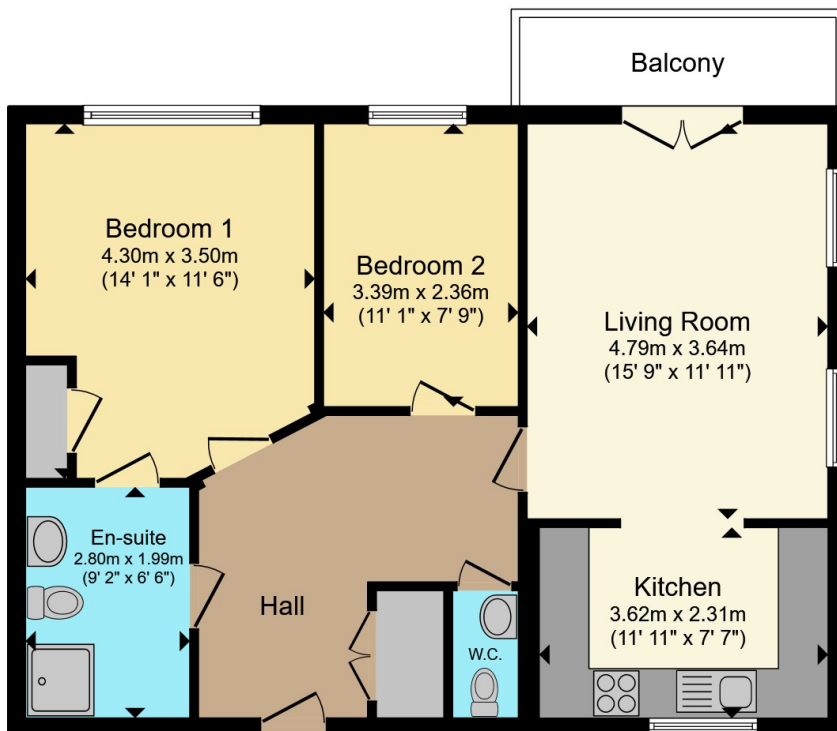
11' 1" max x 7' 9" max ( 3.38m max x 2.36m max )

### **Wet Room/En-Suite**

9' 2" max x 6' 6" max ( 2.79m max x 1.98m max )







Total floor area 69.8 m<sup>2</sup> (751 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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60 Between Towns Road  
OXFORD OX4 3LR

EPC Rating: C

Council Tax  
Band: D

Service Charge: Ask  
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Ground Rent:  
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Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Mar 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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