

Armstrong Road, Littlemore OXFORD OX4 4RU



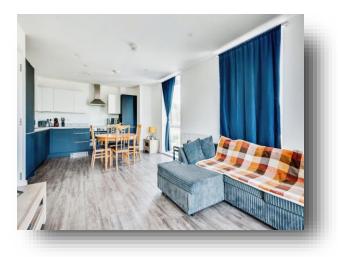
### welcome to

### Armstrong Road, Littlemore OXFORD

A stunning modern two bedroom second floor apartment within a stunning development located in the popular area of Littlemore.















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

#### **Communal Entrance**

**Entrance Hall** 

**Kitchen/Living Room** 22' 2" Max x 11' 6" Max (6.76m Max x 3.51m Max)

**Bedroom One** 13' 6" x 9' (4.11m x 2.74m)

**En-Suite** 

**Bedroom Two** 13' 5" x 10' 8" (4.09m x 3.25m)

Bathroom

Balcony

### welcome to

## Armstrong Road, Littlemore OXFORD

- Second Floor
- **Private Balcony**
- The GIA (Gross Internal Floor Area) is 71 sqm.
- Over 120 Years Remaining On The Lease
- **Communal Parking**

Tenure: Freehold EPC Rating: B

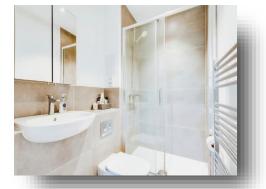
# guide price £350,000

Allen & Harris are proud to present this two bedroom second floor apartment, offered for sale in excellent overall condition.

The property is located in the very popular area of Littlemore nestled within this modern development.

This property features from an intercom system, communal lift, communal gardens and a bike store. There is a fully fitted modern kitchen in the spacious open plan living area. There are two generous sized bedrooms, family bathroom, with the main bedroom having an en-suite.

Externally the property has a private balcony area with views over the communal gardens, Oxford and the canals.





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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an

### view this property online allenandharris.co.uk/Property/RSH105843



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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01865 711441

Google

Mandelbrote

Neill PI



oxford@allenandharris.co.uk

82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX

alley Ro

Please note the marker reflects the

postcode not the actual property

Littlemore Brook

Map data ©2024



allenandharris.co.uk



RSH105843 - 0007