



Pheasant Walk, Sandford-On-Thames, Oxford, OX4 4XY

 allen & harris

**Welcome to
Pheasant Walk, Sandford-On-Thames Oxford**

Allen and Harris are proud to present to the market this modern, share of freehold, one bedroom ground floor maisonette with allocated parking. The private entrance leads into a good sized open plan living/dining room, the master bedroom offers built-in wardrobes, the kitchen offers space for appliances and storage options, the bathroom comprises of walk in shower, wc and hand wash basin. The property has been lovingly modernised throughout and would be ready to move into. Externally there is a purpose built storage shed and patio area for sole use of this property and an allocated parking space with visitor space also.





Allocated Parking

Entrance Hall

Kitchen

8' 8" x 5' 5" (2.64m x 1.65m)

Bedroom One

11' x 9' 8" (3.35m x 2.95m)

Built In Wardrobes

Diner

9' 8" x 11' 4" (2.95m x 3.45m)

Lounge

13' 2" x 11' 5" (4.01m x 3.48m)

Shower Room

6' 7" x 5' 5" (2.01m x 1.65m)

Outside Porch

Welcome to Pheasant Walk, Sandford-On-Thames Oxford

- Ground floor maisonette
- One Bedroom
- Own entrance to property
- Allocated parking
- Share of freehold

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

Service Charge: 1089.02

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1991.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



view this property online allenandharris.co.uk/Property/RSH106352

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 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.



Property Ref:
RSH106352 - 0007

Location:

The maisonette is situated in the delightful village of Sandford-Upon-Thames, to the south of Oxford. The Science Park is just over a mile away, The Business Park is 2.2 miles and the Oxford Retail Park is just over 2 miles away, offering plenty of supermarket and retail options. Sandford Lock with its River Thames Pathway boasts scenic walks as well as pubs, community shop and hotel with leisure facilities. There is public transport links to the City Centre and Train Station and access to the Oxford ring road for the A34/A40 and M40.



Please note the marker reflects the postcode not the actual property



01865 711441



oxford@allenandharris.co.uk



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



allenandharris.co.uk