

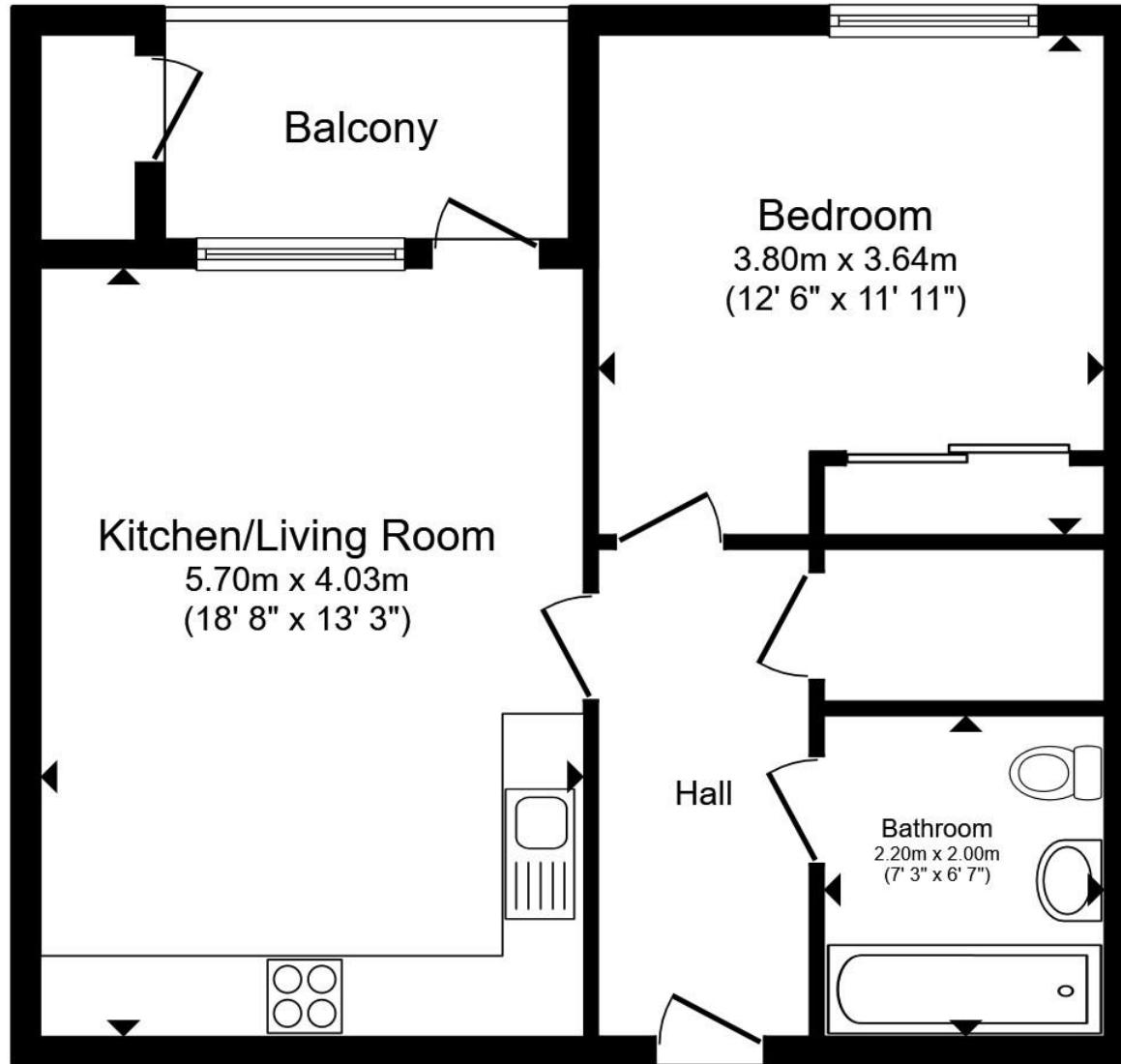


Daly Close, Littlemore, Oxford, OX4 4TF

**Welcome to
Daly Close, Littlemore Oxford**

Allen & Harris are proud to present this fantastic one bedroom first floor apartment within the Armstrong Road development in the sought after area of Sandford-on-Thames. Internally the property has a light and airy feel with an impressive open plan modern kitchen/dining/living space, a good sized double bedroom, storage cupboard that houses the washer/dryer and the family bathroom consisting of bath with shower over, wc and handwash basin.





Total floor area 52.3 m² (563 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

Welcome to

Daly Close, Littlemore Oxford

- First floor apartment
- One bedroom
- Open kitchen/living room
- Private balcony
- Allocated parking

Tenure: Leasehold

EPC Rating: B

Council Tax Band: B

Service Charge: 2340.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 2021.

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

£285,000



view this property online allenandharris.co.uk/Property/RSH106442

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:
RSH106442 - 0003

Externally the apartment has a private balcony area with views of the well established wooded area and stream leading towards the Oxford Science Park. The property is located in the sought after area of Sandford-on-Thames, with scenic walks down the river and local community events, with good nursery and school options as well as pub/restaurants and a fantastic hotel with leisure facilities.



Please note the marker reflects the postcode not the actual property



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