



JCP

ESTATE AGENTS

O X F O R D



## Elizabeth Jennings Way, Waterways

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A smart and spacious ground floor flat set to the rear of this iconic building on the highly regarded Oxford Waterways development within walking distance of the fashionable and vibrant Summertown cafe culture and Nuffield Health The Oxfordshire Health & Racquets Club.

Set in this Iconic & Conveniently Located Building | Spacious Ground Floor Flat to Rear of Building | Private Entrance Hall with Secure Entry Phone & Built in Utility Cupboard | Smart Open Plan Sitting Room with Kitchen/Dining Room | Master Bedroom with Built in Wardrobes & Ensuite Shower Room | Two Further Bedrooms & Bathroom | Allocated Parking Space | No Onward Chain

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### TENURE & POSSESSION

The Property is Leasehold with 104 years remaining  
Service Charge £1,072.65 every six months  
Ground Rent £125 every six months

### DIRECTIONS

From the Central North Oxford Office of JCP Estate Agents proceed northwards along Walton Street and at the mini roundabout continue straight onto Kingston Road, thereafter take the second turning on the right into Leckford Road and at the far end turn left onto Woodstock Road. Take the sixth left hand turning into Elizabeth Jennings Way and the flat will be found at the rear of the first building on the right hand side.

### LOCAL AUTHORITY

Council Tax Band E  
Oxford City Council  
Telephone: 01865 249811





## DESCRIPTION & SITUATION

This smart ground floor flat can be accessed from the front or rear of this iconic building. A security intercom gives access to a communal hallway leading to the front door into a private entrance hall with security entry phone, built in cloaks cupboard, airing cupboard and utility cupboard with plumbed in washing machine. The living arrangements are stylishly open plan with a sitting area, dining area and kitchen area with integrated appliances. The master bedroom has built in wardrobes and an ensuite shower room. There are two further bedrooms and a bathroom. Outside there is an allocated parking space.

Set on the highly regarded and conveniently located Oxford Waterways development within walking distance of Nuffield Health The Oxfordshire Health & Racquets Club and the hustle and bustle of the Summertown shopping parade with cafes, restaurants, public house, independent shops and supermarkets including a Marks & Spencer food hall. There are regular bus services at the top of the road giving frequent access to the city centre and good access to the Oxford ring road accessing the A40, M40 to London and the A34. For commuting there are also nearby railway stations at Oxford with mainline services to London Paddington and Oxford Parkway to London Marylebone. The area also benefits from a wide range of highly regarded state and independent schools.





Approximate Area = 96.8 sq m / 1042 sq ft

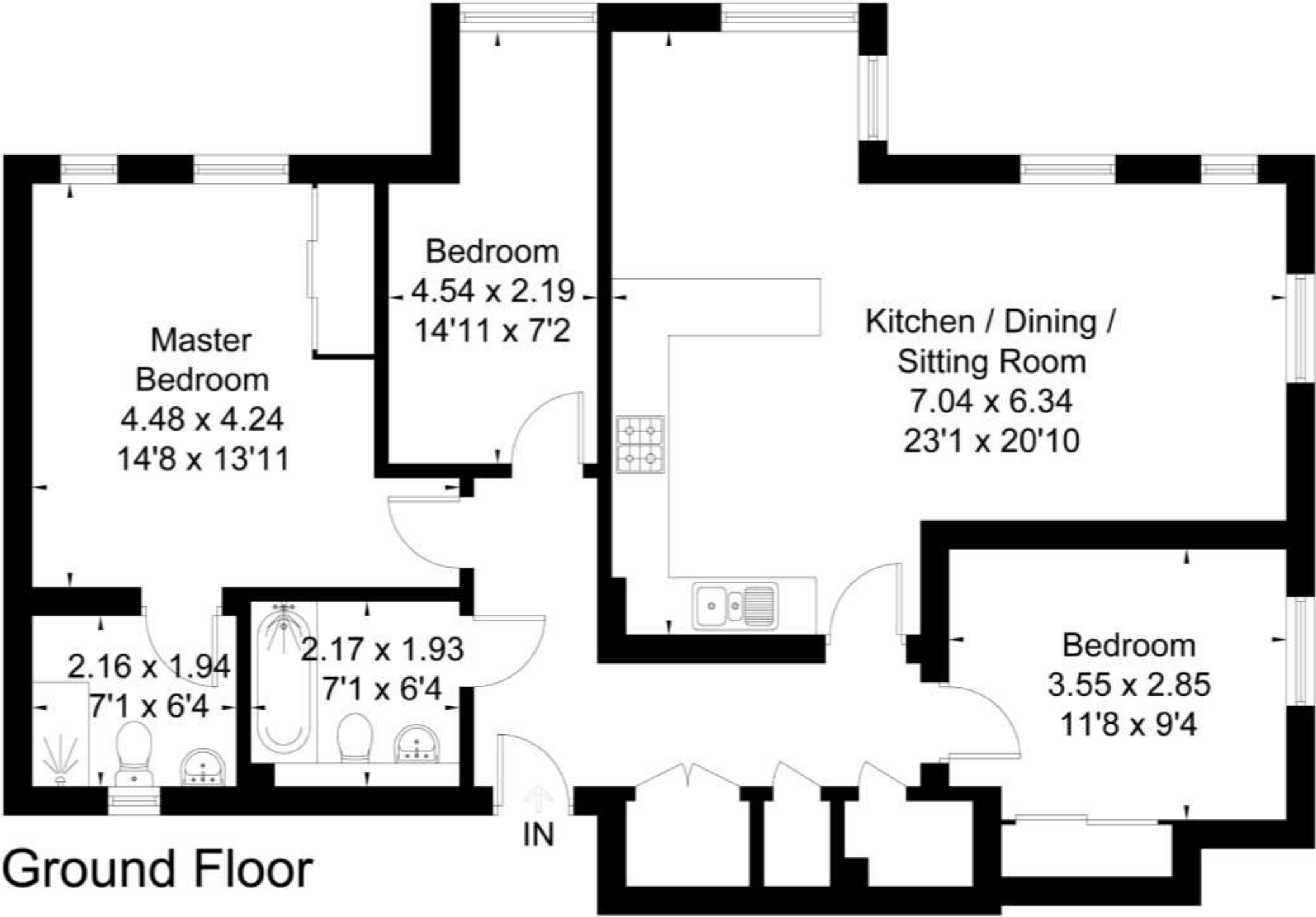


JCP Estate Agents

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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 322367

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	