



RIVERSIDE COURT

JCP

ESTATE AGENTS

OXFORD

Riverside Court, West Way, Oxford

Guide Price £290,000

Nestled within picturesque surroundings, this stylish ground floor flat with private parking offers a wonderful opportunity to reside in the desirable OX2 postcode. An ideal investment for first-time buyers, professionals or investors seeking a slice of urban luxury.

Communal Entrance Hall | Private
Entrance Hall | Kitchen/Dining/Sitting
Room | Double Bedroom | Bathroom |
Allocated Parking Space | Communal
Bicycle & Bin Storage

TENURE & POSSESSION

The Property is Leasehold with
249 years remaining.

Service charge is £643.37 every six months.

LOCAL AUTHORITY

Council Tax Band B

Vale Of White Horse

Telephone: 01235 520202



DESCRIPTION & SITUATION

Built in 2022, this contemporary one bedroom ground floor flat presents an exceptional opportunity for urban living in the prestigious city of Oxford. Situated c. 1.6 miles from the city centre, this property offers a prime location combined with modern comfort, making it an ideal investment for first-time buyers, professionals or investors alike.

Upon entering this delightful flat, you are greeted by an entrance hall with a built-in storage cupboard leading to a spacious and inviting open plan reception room. Natural light streams through the large windows, creating a bright and airy atmosphere throughout the space. The neutral decor provides a blank canvas for personalisation, allowing you to make this flat truly your own. The well-appointed kitchen boasts sleek worktops, ample storage space and integrated appliances. The bedroom, enjoying meadow views, offers a tranquil retreat from the hustle and bustle of city life, with plenty of space to unwind and recharge. Soft carpet underfoot and built-in storage enhance the comfort and functionality of this peaceful haven. Completing the accommodation is a modern bathroom, featuring contemporary fixtures and a relaxing bath/shower combination. Outside, there is an allocated parking space as well as communal bicycle and bin stores.

Residents of Riverside Court benefit from easy access to a variety of amenities. Nature enthusiasts will relish the proximity to North Hinksey Nature Reserve, Seacourt Nature Park and Hinksey Meadows, offering idyllic settings for leisurely walks amidst lush greenery and scenic landscapes. For commuters and travellers alike, the A34 is conveniently close and Oxford Train Station lies just over 1 mile away, offering fast rail links to London and beyond. Botley itself offers a range of shopping facilities for everyday needs including Waitrose, Botley Retail Park, banks, a library and a doctor's surgery. Oxford City centre is reachable by bike or on foot and there are also good bus connections into the City and West Oxfordshire.





Riverside Court, OX2

Approximate Gross Internal Area = 46.5 sq m / 501 sq ft

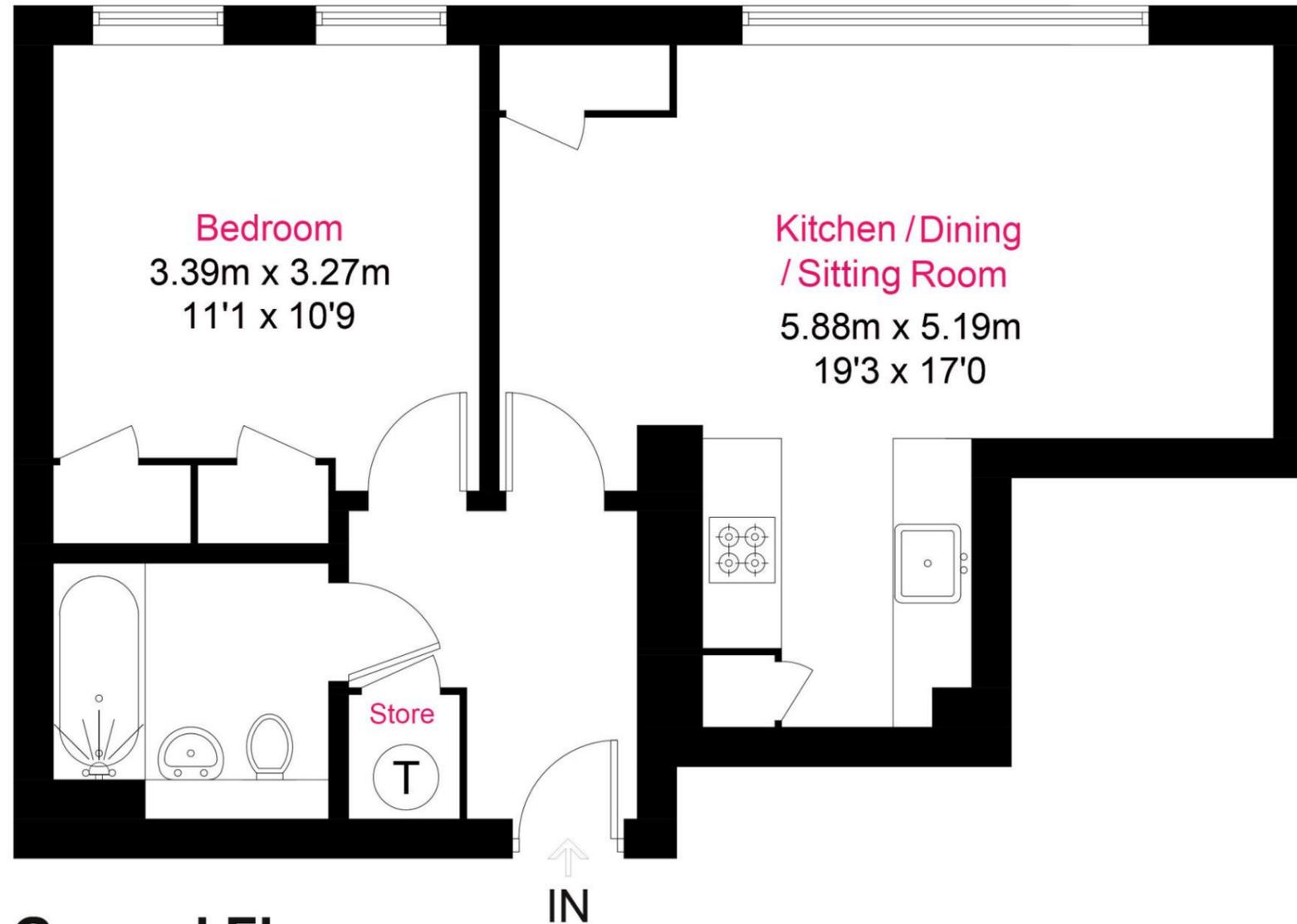


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Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 65 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |