



JCP

ESTATE AGENTS

OXFORD



# Furnace House Oxford OX2 6GF

Guide Price £800,000

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A stylish and spacious ground floor flat with two secure underground parking spaces set on the highly regarded Waterfront development.

Inviting Entrance Hall | Spacious Open Plan Kitchen/Dining/Sitting Room | Three Double Bedrooms (Two Ensuites) | Underfloor Heating & Double Glazing | Two Secure Underground Parking Spaces | Corner Position | No Onward Chain

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## TENURE & POSSESSION

The Property is Leasehold with 109 years remaining  
Service Charge £2,559.64 pa.  
Ground Rent £200 pa.

## DIRECTIONS

From the Central North Oxford Office of JCP Estate Agents proceed north along Walton Street, turning left at the mini roundabout onto Walton Well Road. Walk through The Eagle Ironworks gates on the left hand side into the Waterfront development and follow the signposts on the walls to find the entrance to Furnace House which will be found on the right hand side of the piazza.

## LOCAL AUTHORITY

Council Tax Band F  
Oxford City Council  
Telephone: 01865 249811





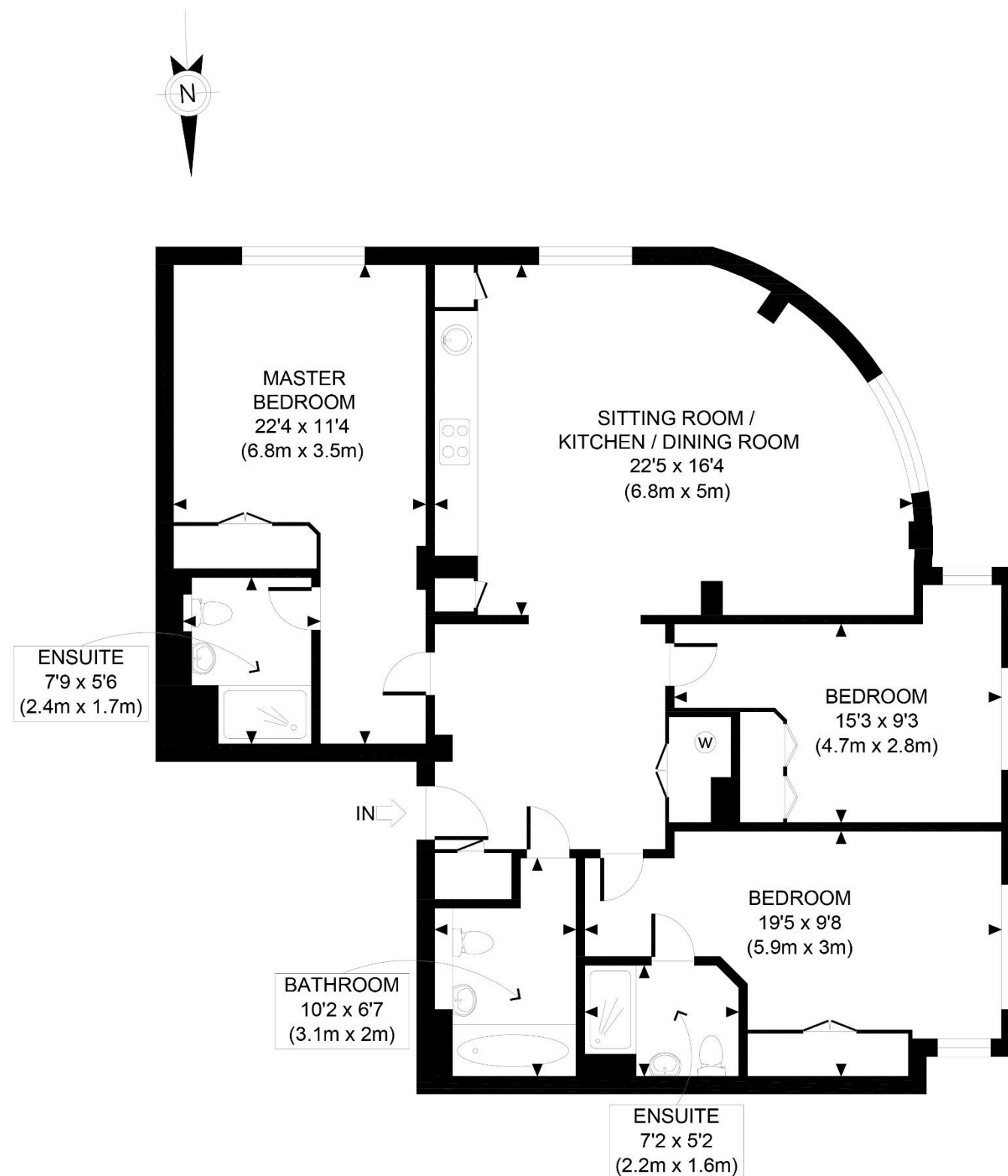
## DESCRIPTION & SITUATION

Set on the highly regarded Waterfront development built around a large central piazza adjacent to the Oxford canal, this stylishly presented ground floor flat comes with two secure underground parking spaces and is offered for sale with no onward chain. The property has been extensively modernised in recent years to provide stylish and well appointed accommodation comprising an inviting reception hall with built in cloaks cupboard and utility cupboard with plumbing for washing machine, spacious open plan kitchen/dining/sitting room with a range of integrated goods and enjoying a corner aspect, master bedroom with ensuite shower room, guest bedroom with ensuite shower room, third double bedroom and bathroom.

Furnace House is situated in a prime location within walking distance of Port Meadow and the River Thames and offers easy access to the day to day shopping facilities of Walton Street including restaurants, bars and a cinema and also to the more comprehensive facilities of Westgate Shopping Centre, Oxford City Centre, University Departments and a range of schools for all ages. There are rail services to London Marylebone and Paddington in approximately one hour from Oxford mainline station and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1158 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1158 SQ FT / 108 SQM

Ref:

Copyright **photonplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



## JCP Estate Agents

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