



JCP

ESTATE AGENTS

O X F O R D



# Foundry House Oxford OX2 6AQ

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A stylish second floor apartment conveniently situated on the prestigious Waterfront development on the edge of fashionable Jericho.

Private Entrance Hall with Cloaks and Utility Cupboard | Open Plan Sitting/Dining Room/Integrated Kitchen | Private Balcony | Master Bedroom with Built in Wardrobes and En Suite Shower Room | Guest Bedroom with Built in Wardrobe | Visitors Bathroom | Underfloor Heating and Double glazing | Secure Private Underground Parking Space | Delightful Communal Piazza Adjacent to the Oxford Canal | No Onward Chain

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## TENURE & POSSESSION

The Property is Leasehold

**LOCAL AUTHORITY**  
Council Tax E  
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 second floor apartment is served by an elevator and staircase off a secure communal hallway with video security intercom. The apartment is accessed via a private entrance hall with built in cloaks cupboard and a cupboard housing a washer/dryer. There is a spacious open plan living area comprising a fully fitted kitchen with integrated appliances and peninsula bar overlooking a dining and sitting area leading onto a private balcony. The master bedroom has built in wardrobes and an en suite bathroom, and there is a guest bedroom with built in wardrobe and visitors bathroom. The property has underfloor heating and double glazing. There is a secure underground private parking space and there is a delightful communal piazza adjacent to the Oxford canal.

The property is well situated in Walton Manor on the very edge of the fashionable and vibrant Jericho within walking distance of the beautiful Port Meadow and offers easy access to day to day shopping facilities including restaurants, bars, pubs, supermarkets and a cinema along with the Radcliffe Quarter, Blavatnik School of Government, Schwarzman Centre for the Humanities and Oxford University Press. The more comprehensive facilities of the city centre are within level walking/cycling distance, including the impressive Westgate shopping centre and the constituent colleges and departments of The University of Oxford. There are rail services to London Paddington in approximately one hour from Oxford mainline station and London Marylebone from Oxford Parkway. There is also a coach station at Gloucester Green where there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.





Approximate Floor Area = 75.5 sq m / 813 sq ft



James C. Penny Estate Agents

Sales | Lettings | Acquisitions | Management

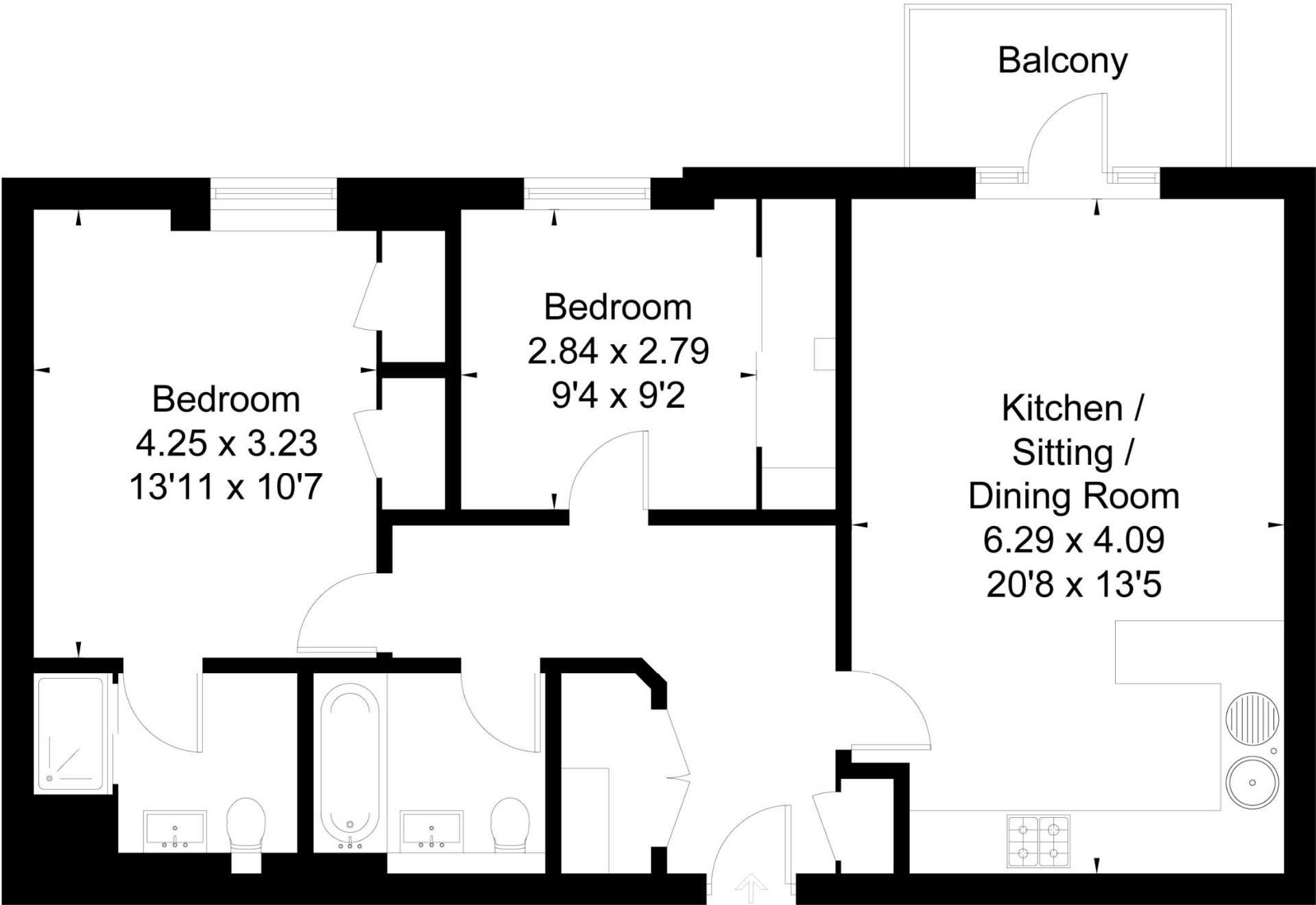
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First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85266

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(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