



JCP

ESTATE AGENTS
OXFORD

Foundry House, Oxford, OX2 6AQ

A fabulous and imaginatively refurbished second floor apartment set on this prestigious central development in this fashionable and vibrant neighbourhood.

Fashionable Prime Central Location | Fabulous Imaginatively Refurbished Second Floor Apartment | Secure Entry with Elevator and Staircase | Stylish Open Plan Kitchen & Sitting/Dining Room with Balcony | Master Bedroom with Built In Wardrobes & En Suite Shower Room | Guest Bedroom with Built In Double Wardrobe and Bathroom | Under Floor Heating & Double Glazing | Secure Underground Private Parking Space | Striking Central Piazza Adjacent to the Oxford Canal | No Onward Chain, No Ground Rent, Extended Lease

TENURE & POSSESSION

The Property is Leasehold

LOCAL AUTHORITY

Council Tax Band E

Oxford City Council

Telephone: 01865 249811



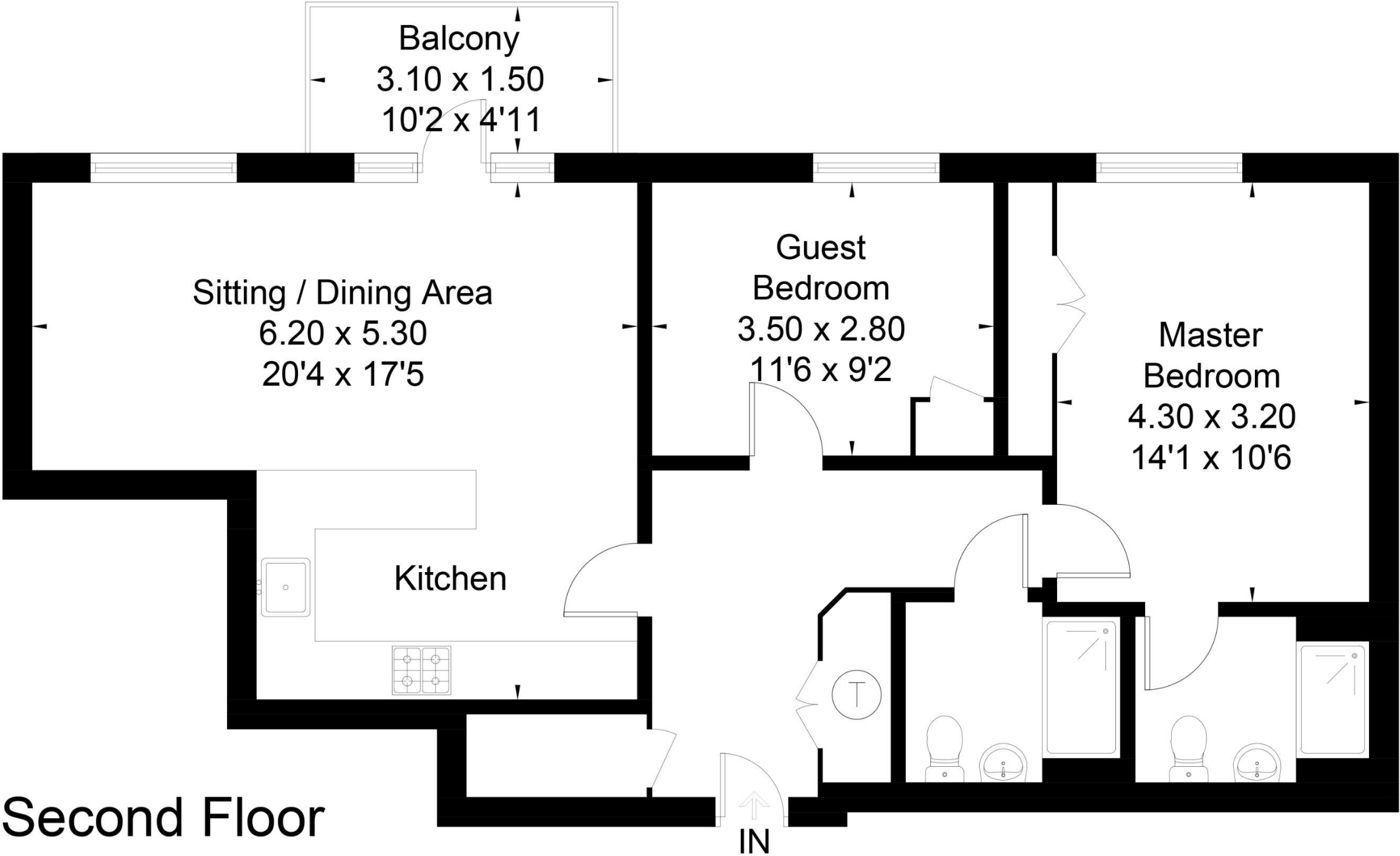
DESCRIPTION & SITUATION

This exceptional apartment has been refurbished in recent times to provide a stylish property with secure video entry system and elevator or staircase to the second floor landing. There is an inviting entrance hall with built in utility cupboard, leading to a fabulous open plan fully fitted kitchen and sitting/dining room with french door onto a private balcony. The master bedroom has built in wardrobes and an en suite shower room. There is also a guest bedroom with built in double wardrobe and a guest bathroom. The apartment has efficient underfloor heating and double glazing. Out side there is a fantastic communal piazza adjacent to the Oxford canal and there is a secure private undercover parking space, bike storage and visitor parking. It is worth noting that the property has an extended lease and there is no ground rent to pay. It is offered for sale with no onward chain.

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 = 75.0 sq m / 807 sq ft



Second Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC