



JCP

ESTATE AGENTS

OXFORD

Angevins House, Lower Fisher Row, Oxford, OX1 1JZ

JCP Estate Agents proudly presents this ground floor one bedroom flat with private deck, situated in the highly sought-after Lower Fisher Row in the centre of Oxford. This delightful property combines modern comforts with a serene riverside setting, offering an unparalleled living experience.

Close To Saïd Business School | Open Plan Kitchen/Dining/Sitting Room | Great Size Double Bedroom | Private Decked Area | Communal Gardens | Central Location | EPC RATING C

TENURE & POSSESSION

The Property is Leasehold

LOCAL AUTHORITY

Council Tax Band A
Oxford City Council
Telephone: 01865 249811



DIRECTIONS & SITUATION

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. The reception room is a welcoming space, ideal for both relaxation and entertaining with French doors opening onto the private deck. The flat boasts a generously sized double bedroom with built-in wardrobes and a study area. The accessible shower room is larger than average with plenty of storage. Double glazing throughout the property ensures excellent insulation, keeping you warm in the winter and cool during the summer months. One of the standout features of this flat is its private and secluded decked area with seating to enjoy those warmer days and summer nights in peace within the centre of the city plus there are beautiful communal gardens offering a rare and highly desirable outdoor space, providing a perfect retreat from the hustle and bustle of city life.

The flat's riverside location in Lower Fisher Row adds to its charm and appeal. The gentle sounds of the river and the picturesque views create a calming environment that is hard to find in the city. It's a perfect spot for leisurely walks or enjoying the natural beauty of the surrounding area. Living in Angevins House also means you're perfectly situated to explore the vibrant city of Oxford. Known worldwide for its prestigious university, Oxford is a city rich in history, culture and activities.

The city centre, just a short walk away, offers an array of shops, from high street brands to unique independent boutiques. For those who enjoy dining out, Oxford boasts an impressive selection of restaurants, cafés and pubs, catering to every taste and occasion. From fine dining establishments to cosy tea rooms, you'll find something to suit every palate.





Angevins House, OX1

Approximate Gross Internal Area = 53.7 sq m / 578 sq ft

For identification only - Not to scale



James C. Penny Estate Agents

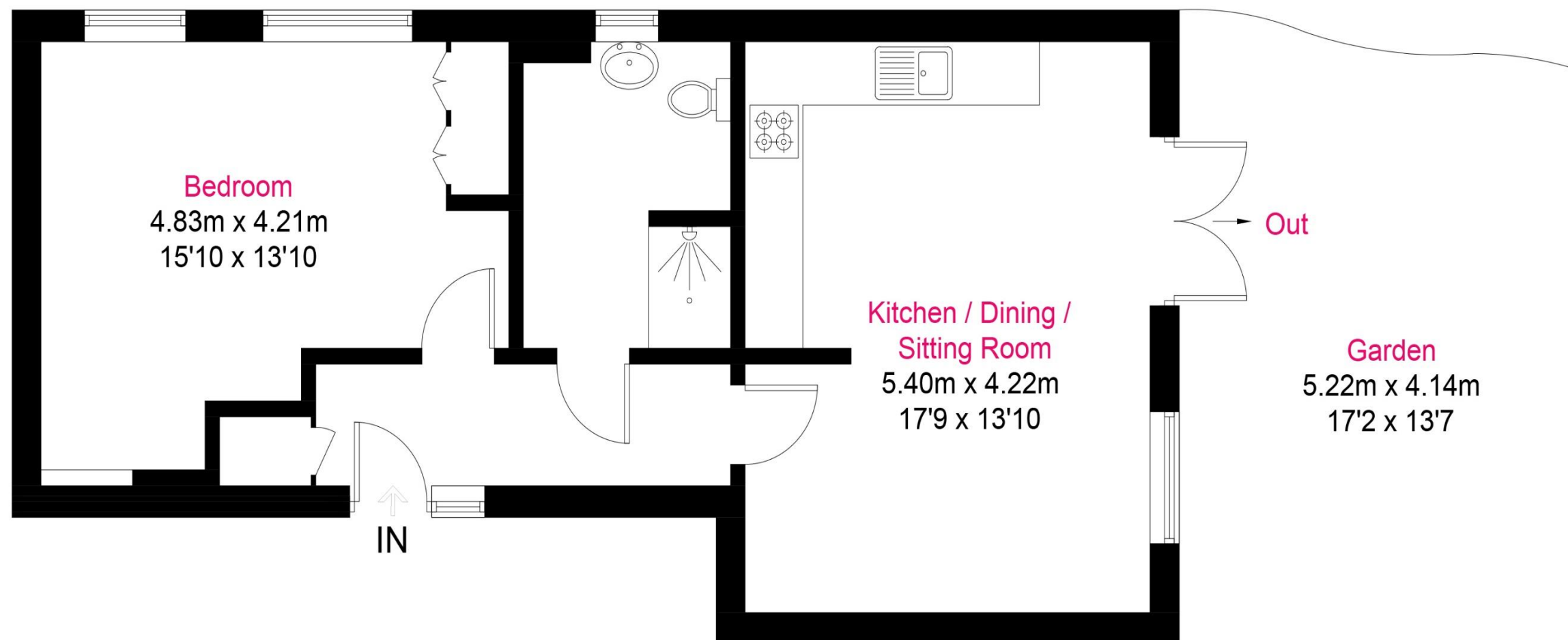
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Ground Floor

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 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	