

THE APARTMENT

St George's Manor
Oxford



Exclusive apartment living in a gated 11 acre park



An atmospheric location...

St George's Manor is a landmark Grade II listed building which was stylishly developed by renowned Try Developments in 1999 / 2000.

The building forms 6 'garden squares', all within a quiet and private park and we are offering for purchase, a second floor apartment of good scale, which is perfect for professionals working in the city who are seeking a peaceful outpost on the edge of historic Oxford. The property offers 2 reception rooms, featuring a tranquil and light filled sitting room with large sash windows. There are two double bedrooms with en-suite facilities. A spacious hall gives access to both reception rooms and sleeping quarters.



Local Information...

Oxford Station is just 2.7 miles from St George's Manor (London Paddington 52 minutes). Central Oxford lies c. 2.5 miles from the property house, whilst there is a large flagship Sainsbury's store within walking distance of the apartment. A34 (Boars Hill Junction) c. 0.9 miles. M40 Junction 9 c. 9.3 miles. The nearby Voco Oxford Hotel sits on The Thames close by and this offers health club facilities.



A special place to live...

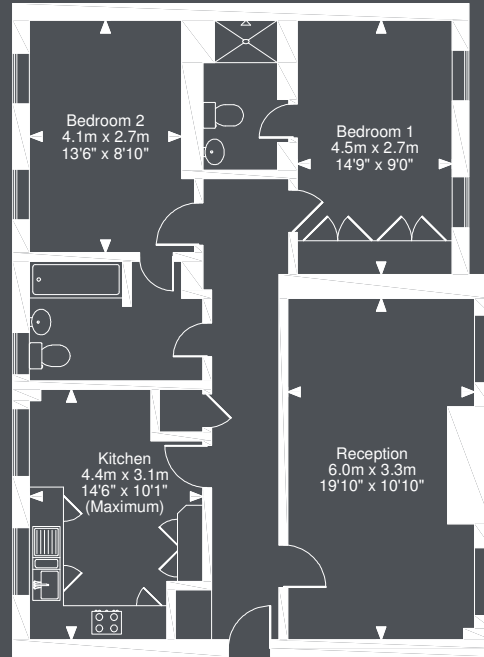
St George's Manor sits in a very well located position on the south east of Oxford, just outside of the city's ring-road. The gated private park in which this property is set has a real sense of arrival and provides those whose activities are within Oxford, or those who require rapid access to the A34 and the motorways both south (M4) and north (M40), with a perfect base. Buyers here tend to be professionals working either close by in the Science Park or at the BMW Mini Plant, albeit there tends also to be a contingent of academics who work in the heart of Oxford and either cycle in to the heart of Oxford, or use the convenient public transport that the area benefits from. Quick rail access to London is available via either Oxford Station in the heart of the city (to London Paddington), or via Oxford Parkway Station on the northern edge of Oxford (to London Marylebone). Oxford is a renowned cultural hub, with theatres, galleries and therefore a thriving cultural life to partake of. There is naturally a wide choice of restaurants, bars and clubs to enjoy across the city and the popular centrally located West Gate retail quarter offers mainstream and boutique shopping, a range of restaurants and a Curzon Cinema.

Directions...

From the Littlemore roundabout on the Oxford Ring Road, proceed into Littlemore, fork right at the mini-roundabout onto Sandford Road, continue for 500 yards and turn left at the gate house into the St Georges Park main entrance through the automatic gates. Visitors parking can be found by turning right as you clear the entrance gates and the dedicated visitors car park is about 25 yards along on the right hand side. The property is set within the furthest right hand garden square, so walk to the right out of the car-park and take the next left and you will be in the correct garden square and No.48 is set in the far right hand corner.

Floorplan

The Apartment, St. Georges Manor, Oxford
Approximate Gross Internal Area
897 Sq Ft/83 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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