

FOR SALE



Rowland Hill Court, Oxford
Guide Price £420,000


MARTIN & CO

Rowland Hill Court, Oxford

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Key Notes:

- Two Bedrooms
- Ground Floor Flat
- Master Bedroom with En-suite
- No Onward Chain
- Council Tax Band: E
- Allocated Parking Space
- Tenants in Situ or Vacant Possession
- Tenure: Leasehold
- Lease Term: 125 Years from 24th June 2000
- Ground Rent: £175.00 Per Annum
- Service Charge: £1,000.00 Per Annum



Martin & Co welcome a Two Bed Ground Floor Apartment situated in Rowland Hill Court. The apartment is being sold with Vacant Possession or Tenants in Situ and with No Onward Chain.

Entering the apartment, you are greeted in the hallway with Two Storage Cupboards, Living Room, Two Bedrooms, Two Bathrooms (inc En-Suite Shower Room) and Kitchen. The kitchen benefits from appliances such as Tall Fridge Freezer, Washing Machine and Dishwasher.

One of the unique features of this property is the provision of parking within a gated community. This feature assures residents of their safety and the security of their vehicles. The en-suite bathroom in the first bedroom is another unique feature, offering privacy and convenience.

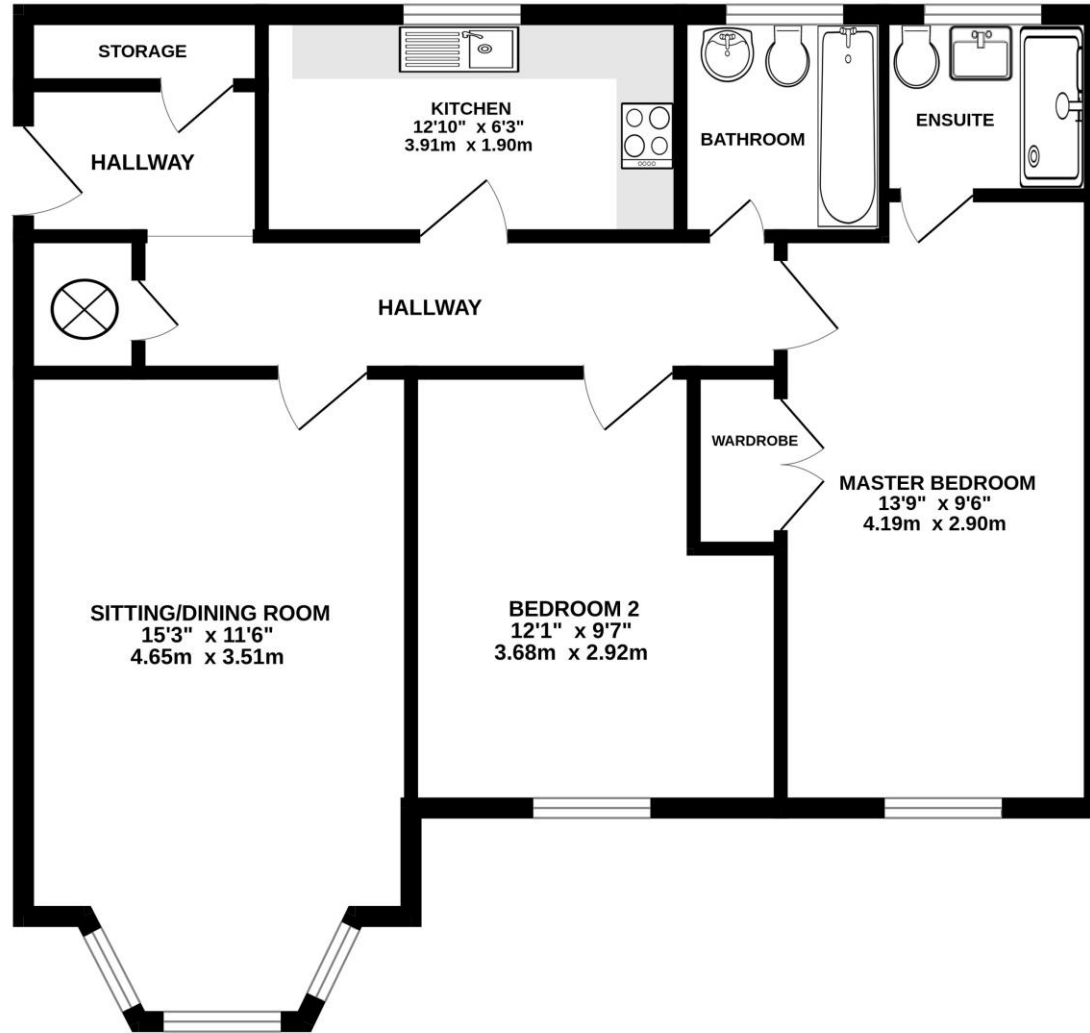
In conclusion, this flat is a perfect blend of modern comfort and traditional charm. Its unique features, coupled with its prime location, makes it an attractive option for potential buyers.

Any questions, please do contact Martin & Co Oxford.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



Martin & Co Oxford

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.