

FOR SALE



Shirelake Close, Oxford

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £450,000



MARTIN&CO



8 Shirelake Close

- Two Bedroom
- First Floor Apartment
- Ground Rent: £0.00
- Service Charge: £1,480.85 Per Annum
- Council Tax Band: D
- Share of Freehold
- Allocated Parking
- Current Lease 60 Years Remaining
- Upon Completion Fresh 999 Years on Lease

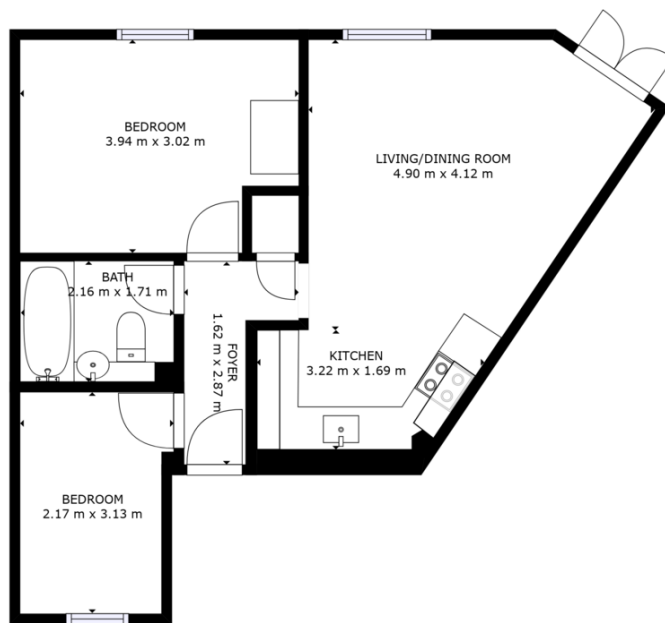
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin&Co welcome this lovely Two Bed First Floor Apartment situated in Shirelake Close. The apartment comprises of a double bedroom, smaller study/guest bedroom, large kitchen-living space with a balcony which has views overlooking the river. It also benefits from an allocated parking space within the cul-de-sac.

This first floor apartment is in a secluded cul-de-sac in a great location in the centre of Oxford, it is also within walking distance to the Westgate shopping centre, train station and bus station. The area also benefits from great scenic walks along the canal.

The apartment currently has 60 Years Remaining on the Lease. However, upon a sale being agreed, the owner will be selling the apartment with the lease extended back to 999 Years from completion.

Viewings are highly recommended and a Virtual Tour is also available to see beforehand. The apartment will be sold with No Onward Chain.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 49 m²
TOTAL: 49 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

