

**FOR SALE**



**Tennyson Lodge, Oxford**

Guide Price: £440,000

  
**MARTIN & CO**

### Key Notes:

- Tenants in Situ- 12th September 2024
- No Onward Chain
- Communal Grounds
- Allocated Parking Space- Underground Car Park
- Service Charge: £1,500.00 Per Annum
- Ground Rent: £0.00 Per Annum
- Tenure: Share of Freehold
- Lease Term: 999 years commencing on 21 December 2017
- Council Tax Band: E

The accommodation comprising entrance hall with cupboard storage, a stylish open plan contemporary kitchen breakfast room/ sitting room with part bay window commanding views over the inner communal gardens, master bedroom with fitted wardrobe, guest bedroom and a modern family bathroom. The apartment offers excellent accommodation for a modern flat and would be an ideal property for an owner occupier or as an investment.



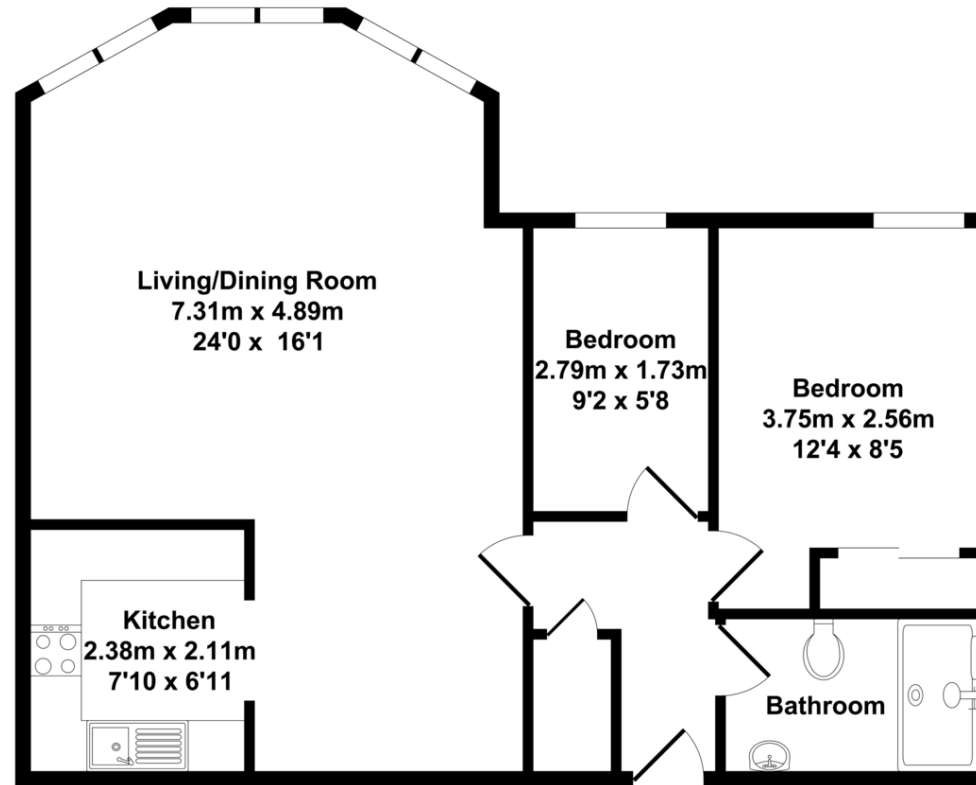
**OUTDOOR:** The apartment benefits from secure underground parking and a lovely communal garden which is mainly laid to lawn and interspersed with mature trees and shrubs.

**LOCATION:** Tennyson Lodge is superbly located just a short walk from the City centre and the Westgate centre. Gloucester Green Coach Station and the mainline station (London/Paddington approximately 55 mins) are within walking distance. The historic City of Oxford offers a comprehensive range of shopping, restaurants, museums, theatres and educational facilities. Picturesque walks can be enjoyed along the nearby River Thames, parks and meadows.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Approx. Floor  
Area 57.97 Sq.M.  
(624 Sq.Ft.)

All items illustrated on this plan are included in the Total Approx. Floor Area 57.97 Sq.M. (624 Sq.Ft.)

## 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.