

FOR SALE



The Chilterns, Gloucester Green, Oxford, OX1 2DF

Guide Price: £400,000



The Chilterns, Gloucester Green, OX1

Key Notes:

- Tenure: Leasehold
- Central Location
- Allocated Underground Secure Parking
- Balcony
- No Onward Chain
- Council Tax Band: E
- Service Charge: £1,841.72 Per Annum
- Ground Rent: £100.00 Per Annum
- Lease Term: 128 Years from 1st August 1987
- Vacant Possession- August 2024
- Current HMO License- 3 Sharers



The Chilterns is a centrally located three-bedroom apartment, ideally located on the first floor of a charming building. One of its unique features is its corner position, which includes a distinctive round turret.

In addition, the apartment boasts a well-sized balcony, offering a fantastic space for outdoor relaxation or entertainment. The property is perfectly situated in the heart of Oxford, right at Gloucester Green. This location is highly sought-after due to its central position, offering convenient access to all that the historic and vibrant city of Oxford has to offer.

It also includes an underground secured dedicated parking space.

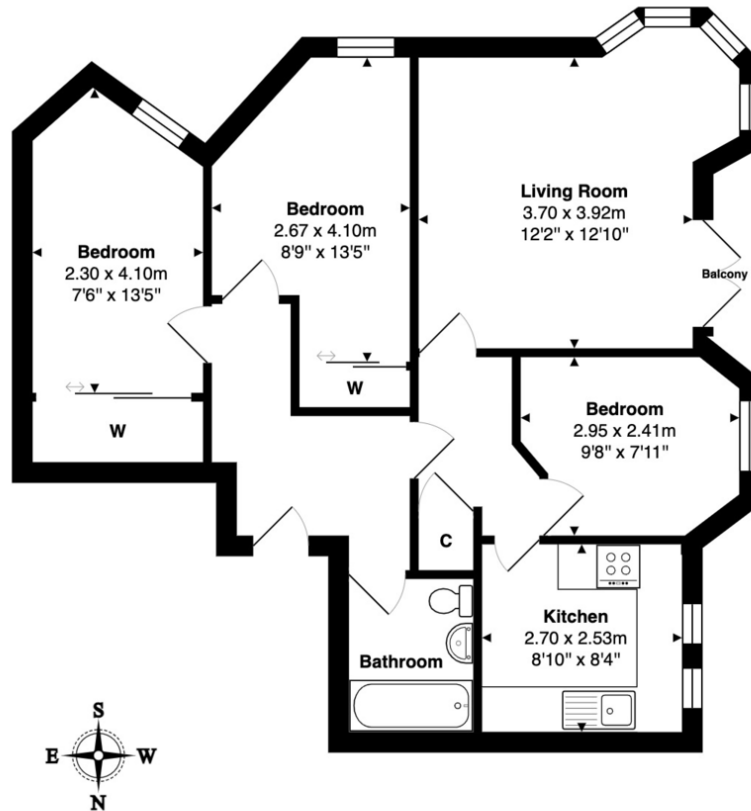
The current monthly rent for the flat and including parking space is: £2,205.00 PCM. Current tenants to vacate August 2024.

An HMO license is held until 8/02/2028 but a new owner would need to apply for their own.

Lease is 128 years from 1/08/1987 - 91 years remaining.



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



Approx Gross Internal Area 65.9 m² ... 709 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk

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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.