

**FOR SALE**



**Empress Court, Oxford**  
**Guide Price £525,000**

  
**MARTIN&CO**

# Empress Court, Oxford

Guide Price £525,000

## Key Notes:

- Central Location
- En Suite Shower Room to Master Bedroom
- No Parking
- Balcony Views overlooking the Oxford Mill Stream
- No Onward Chain
- Tenure: Leasehold
- Lease Term: 125 years from 1 January 2004
- Council Tax Band: E
- Service Charge: £2,700.00 PA
- Ground Rent: £423.00 PA
- Tenants in Situ



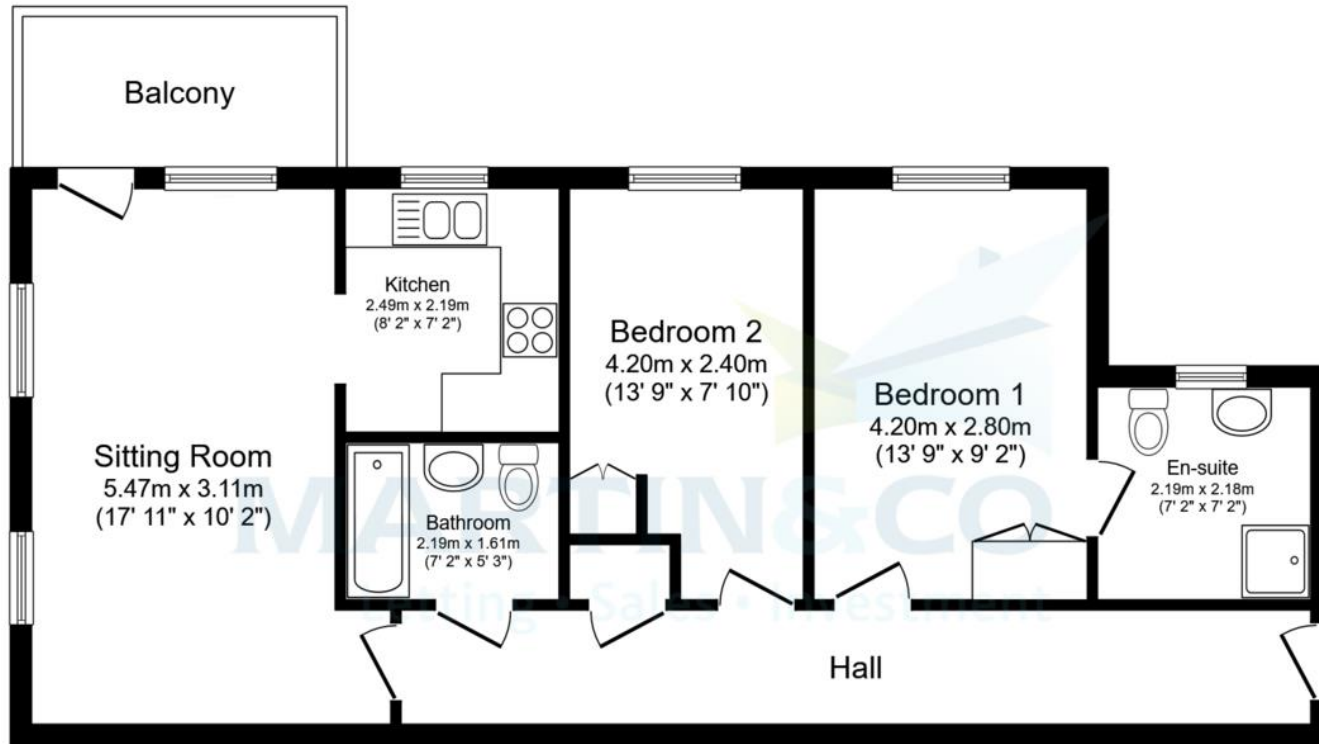
The apartment can be accessed via stairs or lift and includes its own private entrance hallway with storage, a large living room/diner, with under floor heating, a fitted kitchen with high end appliances, two double bedrooms with the master including an en-suite.

The Empress Court development is situated in the historic heart of Oxford city next to Oxford Castle and near to the new Westgate Shopping Centre. The Oxford train station is approximately a 3 minute walk and benefits from all the amenities of a city centre location within a quiet development. It is also close to all the major transport connections.



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





**Floor Plan**  
Floor area 72.3 m<sup>2</sup> (778 sq.ft.)

TOTAL: 72.3 m<sup>2</sup> (778 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Martin & Co Oxford

31 Woodins Way • Paradise Street • •OX1 1HD  
T: 01865 812110 • E: oxford@martinco.com

**01865 812110**

<http://www.martinco.com>



**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.