

**FOR SALE**



**Empress Court, Woodins Way**  
**Offers In Excess Of £530,000**

  
**MARTIN&CO**

# Empress Court, Woodins Way

## Offers In Excess Of £530,000

### Key Notes:

- Balcony overlooking Castle Mill Stream
- Two Bathrooms (inc En-Suite Shower Room)
- Vacant Possession
- Allocated Parking Space
- No Onward Chain
- Council Tax Band: E
- Ground Rent: £559.13 PA
- Service Charge: £2,890.00 PA
- Tenure: Leasehold
- Lease Term: 125 Years from 1<sup>st</sup> January 2004
- Two Bedrooms
- Open Plan Living Space



Martin & Co welcome a Two Bed Apartment located within Empress Court in the heart of Oxford. The apartment is located on the 2nd Floor and is being sold with No Onward Chain and Vacant Possession.

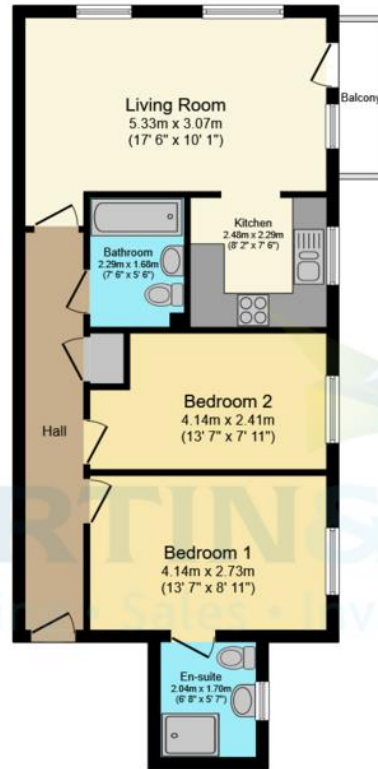
The apartment comprises of Two Bedrooms, Two Bathrooms (One of which is a En-Suite Shower Room) and an Open Plan Kitchen Living Space. The Living Area also benefits from a Balcony overlooking the Castle Mill Stream. It also benefits from an Allocated Parking Space within the Secure Gated Car Park.

Entering the apartment, you are greeted with the hallway, the Principle Bedroom is located at the start which has the access to the En-Suite. Carrying through, is the Second Bedroom which the current tenants are using as a Home Office Space. The Bathroom is after both bedrooms and finally you have the Open Plan Kitchen Dining Area. Furthermore, in the hallway, there is the Video Phone Entry system which allows you to let people enter the block from your apartment.

To conclude, the apartment is centrally located tucked away in the heart of Oxford's historic city centre with its internationally renowned colleges, church, museums and the Westgate shopping centre just minutes away. It also benefits from views from the balcony overlooking the Oxford Castle.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





## Floor Plan

Floor area 63.8 m<sup>2</sup> (687 sq.ft.)

TOTAL: 63.8 m<sup>2</sup> (687 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](http://www.Propertybox.io)

### Martin & Co Oxford

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