

FOR SALE



Gordon Woodward Way, Oxford

Offers in Excess of £325,000


MARTIN&CO

Gordon Woodward Way, Oxford

Key Notes:

- Master Bedroom with En-Suite Shower Room
- South Facing Living Space with views to Weirs Mill Stream & Iffley Meadows
- Updated Electric Heaters- rioECO Ceramic Core Energy Efficient Smart Electric Radiators
- Council Tax Band: D
- No Onward Chain
- Service Charge: £1,417.54 PA
- Ground Rent: £275.00 PA
- Tenure: Leasehold
- Lease Term: 125 years from 1st January 2004
- Potential Chain Free
- Short Cycle to Centre of Oxford

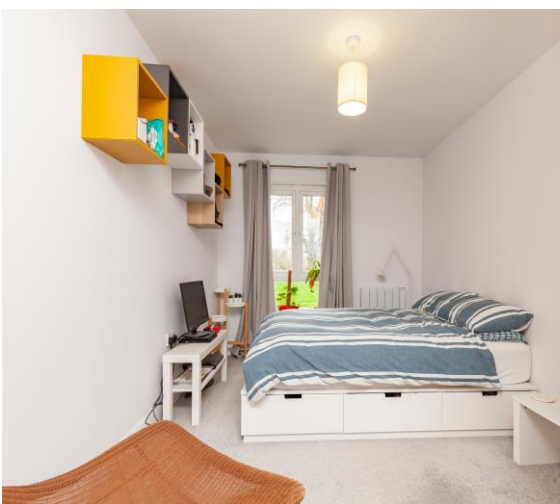
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

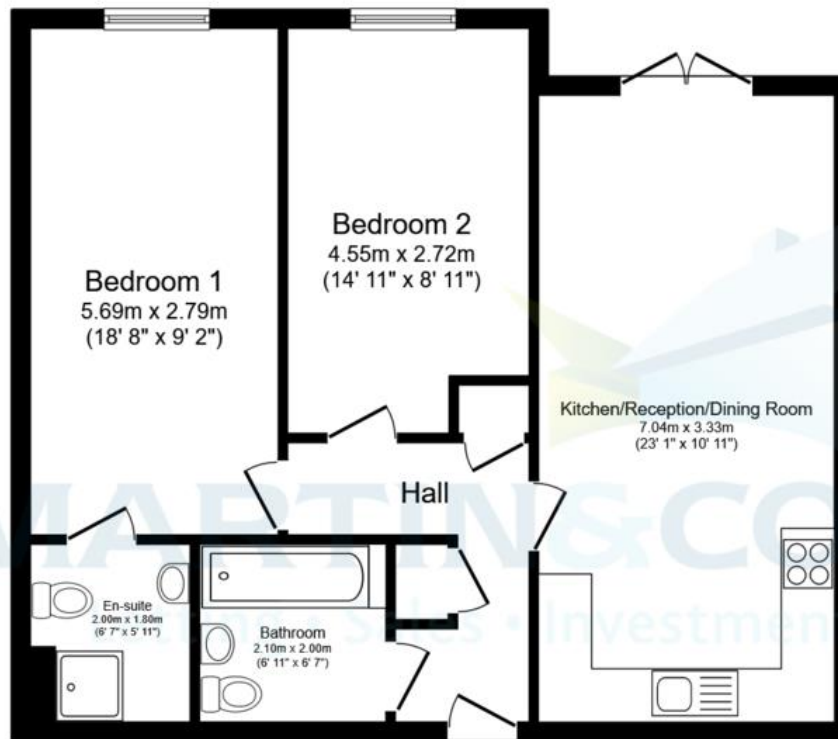


Martin & Co welcome to the market this spacious two bedroom two bathroom south facing ground floor apartment enjoying open views over surrounding countryside and backing onto Weirs Mill Stream. While surrounded by countryside views it is only a short bus journey to Oxford City Centre. This property would be ideal for first time buyers and investors.

The apartment comprises of Two Bedrooms, Two Bathrooms (one of which is the En-Suite) and Open Plan Living Space. In addition, there are also storage cupboards in the hallway and the apartment also benefits from having an Allocated Parking Space within the development. Sold with No Onward Chain.

Rivermead Park offers an excellent tranquil location on the edge of the city, close to local shops, riverside walks and well served by frequent bus services into Oxford and Abingdon. The property is situated for quick access to the ring road, A34 and M40 motorway.





Floor Plan

Floor area 67.8 m² (730 sq.ft.)

TOTAL: 67.8 m² (730 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.