

**FOR SALE**



**Medhurst Way, Littlemore**  
**Guide Price £275,000**

  
**MARTIN&CO**

# Medhurst Way, Littlemore

Guide Price £275,000

## Key Notes:

- First Floor Apartment
- En Suite Shower Room to Master Bedroom
- Vacant Possession
- Allocated Parking Space
- Council Tax Band: C
- No Onward Chain
- Ground Rent: £200.00 PA
- Service Charge: £1,280.00 PA
- Lease Term: 125 years from 1st May 2006
- Tenure: Leasehold



Located within a popular and well-maintained development in Littlemore, this spacious first floor apartment offers excellent access to the ring road, and local amenities including those at the Kassam Stadium.

The accommodation comprises a welcoming entrance hall with access to two generously sized bedrooms one of which benefits from an en-suite shower room alongside a modern bathroom, a bright living/dining room, and a separate fitted kitchen.

Externally, residents enjoy the use of attractive communal gardens and an allocated parking space.



| 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             |         |           |



**Floor Plan**  
Floor area 54.2 sq.m. (583 sq.ft.)

**Total floor area: 54.2 sq.m. (583 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)

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