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Approx. Gross Internal Area: 56.9 m<sup>2</sup> ... 613 ft<sup>2</sup>





# FLAT 1 YEW TREE COURT

NUNEHAM COURTENAY, OXFORD, OX44 9NX

**TWO APARTMENTS REMAINING WITH SHARE OF FREEHOLD. A brand new and exclusive development of four stunning apartments within Yew Tree Court, a new bespoke development in Nuneham Courtenay.**

Strong Eco Credentials • Choice of Ground or First Floor • Courtyard Gardens For Ground Floor Units • High Specification Kitchens & Bathrooms • Allocated Parking • Immediate Occupation / No Onward Chain • Share of Freehold • •

## DESCRIPTION

TWO APARTMENTS REMAINING WITH SHARE OF FREEHOLD. A brand new and exclusive development of four stunning apartments within Yew Tree Court, a new bespoke development in Nuneham Courtenay. Viewings are highly recommended. No onward chain.

## SPECIFICATION

The specification includes stylish kitchens with stone worktops, AEG washing machine and dishwasher, De Dietrich oven, combination oven and induction hob. The bathrooms are again fitted to a high specification with Laufren fittings. The heating is via state of the art air source heat pumps providing under floor heating. The ground floor apartments benefit from their own area of courtyard garden and there is allocated parking for each apartment. Each apartment comes with a CRL building warranty.

## LOCATION

Nuneham Courtenay is located 5 miles to the south east of central Oxford. The unique feature of the village is the two identical rows of period semi-detached properties facing each other. The village has Nuneham House with Thames-side frontage, and the Harcourt Arboretum. Access to the A34 is via the Oxford ring road and the A40/M40 can be accessed via the Green Road roundabout on the Eastern by-pass. Didcot railway station is approximately 8 miles providing fast links in to London Paddington. Nearby Marsh Baldon has a well-regarded primary school, church and the popular 'Seven Stars' community owned public house.

## DIRECTIONS

Leave Oxford towards Henley and Wallingford on the A4074.



Continue along this road until reaching Nuneham Courtenay. The development will be found on the left hand side as you enter the village.

## VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

## SERVICES

All mains services are connected with the exception of gas.

## FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

## TENURE & SERVICE CHARGE ARRANGEMENTS

The properties offer Share of Freehold and vacant possession upon completion. There is a communal maintenance charge of £321.00 per flat per year + maintenance charge for communal hall TBC.

## LOCAL AUTHORITY

South Oxfordshire District Council  
135 Eastern Avenue  
Milton Park  
Milton  
OX14 4SB  
Tel: 01491 823000

Council tax bandings yet to be confirmed by the local authority.

## SECURITY, PEACE OF MIND & EASY MAINTENANCE

The properties are fitted with Mutipoint lockable double glazed windows and doors. Smoke detectors are fitted and the properties benefits from a 10 year CRL building warranty.

## RESERVATIONS

We accept reservations from purchasers who are willing and able to proceed to exchange of contracts within 28 days from receipt of papers from our clients solicitors. At the time of reservation a non refundable deposit of £1000 is payable. This forms part of the purchase price. On exchange of contracts, a 10% deposit is payable (less the initial reservation deposit).