



44 ST. GEORGES MANOR, MANDELBROTE DRIVE

LITTLEMORE, OXFORD, OX4 4TW

**PENNY &
SINCLAIR**

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Share of Freehold • Set in Mature Grounds • Allocated Parking •
High Ceilings • Easy Access to Ring Road •

DESCRIPTION

An elegant Grade II Listed ground floor apartment located in the desirable development of St. George's Manor, with two bedrooms and two bathrooms. Reception hall with doors leading to the South facing sitting/dining room a large contemporary kitchen breakfast room. All in very good order throughout. The apartment has no onward chain and the owner will include all the furniture if required. Within easy reach of central Oxford and the University, hospitals, science/business parks and ring road.

LOCATION

St. George's Manor is southeast of Oxford, three miles from the city centre via Iffley Road, and one mile from the tow path on the River Thames at Sandford Lock, and the thriving village shop and community hub. Approx. half mile walk to a superstore and approx. one mile walk to a cinema/bowling/gym complex. There is a bus stop outside the main entrance of the Manor, and a children's day nursery next door in Armstrong Road. Littlemore is ideally placed for those wanting access to the City, science parks, business parks, including BMW and the A4074 towards Wallingford and Reading. There are also easy links to London and the Midlands via the M40 and A34 respectively.

DIRECTIONS

From the Littlemore roundabout on the Oxford Ring Road, proceed into Littlemore, fork right at the mini-roundabout onto Sandford Road, continue for 500 yards and turn left into St Georges Park through the automatic gates. Visitors parking can be found by turning right at the entrance gates about 25 yards along on the on the right. Park here The property will be found to the right of the main Quad, the entrance to the apartment is located in the corner of the Manor building.





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 staff who has seen the property, in order that you do not make a wasted journey.

FIXTURES AND FITTINGS

All furniture is included

SERVICES

All mains services are connected.

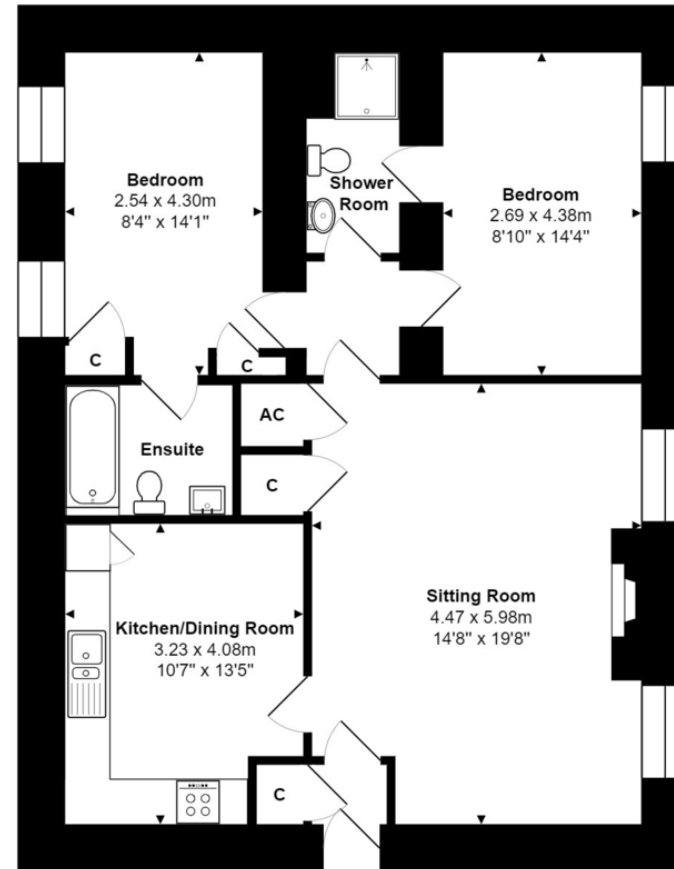
TENURE, POSSESSION & SERVICE CHARGE

The property is share of Freehold, 999 years from 1st April 1998, so 977 years. and offers vacant possession upon completion. There is an annual service charge of c. £1,365 which covers full maintenance and upkeep of the communal grounds including buildings insurance, maintenance of the shared landscaped park, external decoration of the property, window cleaning and gutter clearing.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
City Chambers
Queen Street
Oxford
OX1 1EN
Telephone (01865) 249811
Council tax band 'E' amounting to £2,473.53 for 2019/20





Ground Floor

Approx. Gross Internal Area: 82.0 m² ... 883 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk

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