

FOR SALE



Empress Court, Woodins Way
Guide Price £510,000


MARTIN&CO

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Key Notes:

- Second Floor Apartment
- Master Bedroom inc En-Suite Shower Room
- Close to Oxford Train Station
- No Parking
- Council Tax Band: E
- No Onward Chain
- Ground Rent: £529.46 PA
- Service Charge: £3,098.00 PA
- Lease Term: 125 Years from 1st January 2005
- Leasehold

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		



This well-presented second-floor apartment offers an excellent opportunity to enjoy modern living in the heart of Oxford. Situated on Woodins Way, the property is available with no onward chain, making it an ideal choice for both owner-occupiers and investors.

The apartment features two generously sized bedrooms, including a principal bedroom with its own en-suite shower room. A bright, open-plan kitchen and living area provides a contemporary space for relaxing or entertaining, complemented by a stylish family bathroom.

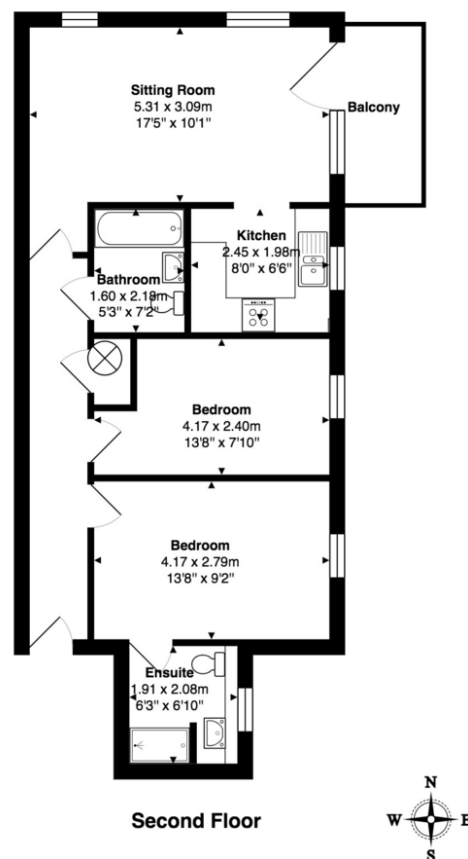
A standout feature is the easterly facing balcony, which enjoys pleasant views over a nearby stream—perfect for morning light and a sense of tranquillity.

Empress Court is superbly located within easy reach of Oxford city centre, offering convenient access to a wide range of amenities, the train station, and the Said Business School.

Combining comfort, convenience, and a highly desirable central location, this property represents a fantastic opportunity in Oxford's property market.







Approx. Gross Internal Area: 61.6 m² ... 663 ft² (excluding balcony)

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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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.