



9 Joan Lawrence Place
Headington, Oxford
OX3 8TG

£1500 PCM

RB REASTON BROWN

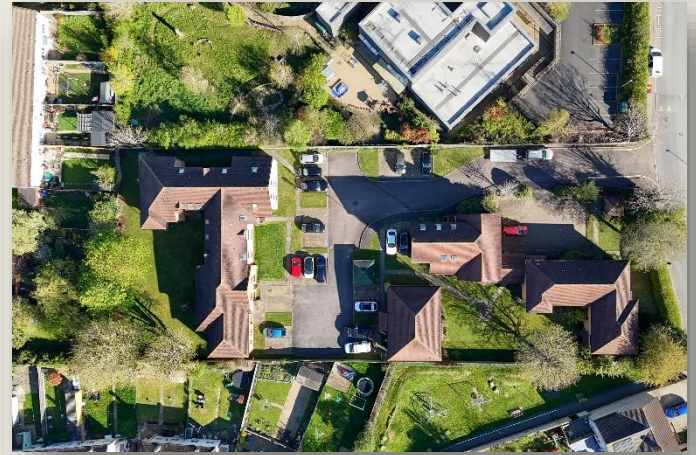
Well Presented First Floor Apartment In Headington With Bright Living Space, Separate Kitchen, Two Bedrooms, Communal Garden, Allocated Parking And Excellent Access To Hospitals And Oxford Brookes University

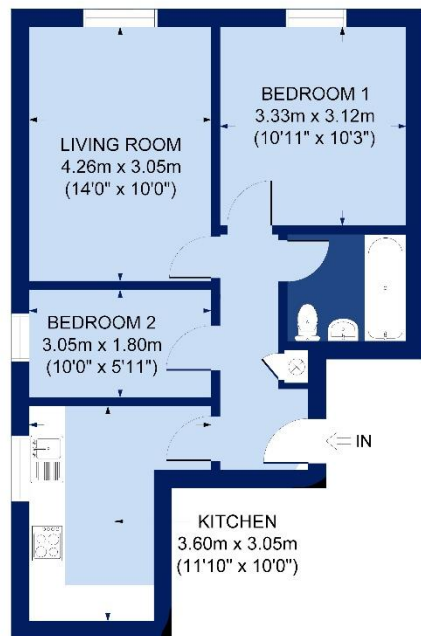
9 Joan Lawrence Place is a well-presented first-floor apartment, forming part of a small and established development less than a mile from central Headington. Ideally suited to healthcare and academic professionals, the property offers excellent access to the nearby hospitals and Oxford Brookes University. Accessed via a secure communal entrance with stairs rising to the first floor, the apartment opens into a central hallway which provides a natural flow to all principal rooms. Positioned to one side of the property, the kitchen is well-proportioned and thoughtfully arranged with an L-shaped layout, offering a range of all-electric appliances and ample workspace, making it both practical and functional for everyday living. The sitting room is a bright and comfortable space, well-sized for both seating and dining, with large windows allowing for an abundance of natural light. The principal bedroom is a well-balanced double room, offering good proportions and space for freestanding furniture. The second bedroom, currently arranged as a single, lends itself perfectly as a guest room, study or home office. The bathroom is neatly arranged and fitted with a white suite including a bath with shower over, providing a clean and functional space. Further benefits include upgraded electric storage heating, fresh décor and recently fitted carpets throughout, allowing for immediate occupation. The property is offered furnished to a good standard, enhancing its appeal as a turnkey home. Externally, residents benefit from a secluded and secure communal garden, along with allocated parking for one vehicle and secure bicycle storage. A well-balanced apartment combining practical layout, modern comfort and a highly convenient location. EPC Rating: C | Council Tax Band: C

Situation

Joan Lawrence Place is situated adjoining the vibrant Oxford district of Headington- an area is well-loved by its residents for its unique blend of urban conveniences and suburban tranquillity. Headington offers a variety of social venues, from cozy cafes and pubs to fine dining restaurants. Start your day with a coffee at The Black Boy, enjoy lunch at The White Hart, and end with a delightful dinner at The Branca. There are excellent local facilities, including the Headington Farmers' Market, supermarkets including Waitrose and Sainsbury, and a wide range of independent shops. Medical care is also on hand with the nearby John Radcliffe, Churchill and Nuffield Hospitals. The area boasts outstanding educational institutions, including Windmill Primary School, Cheney School, and Oxford Brookes University. Headington is well-connected with excellent transport links. Oxford city centre is a short bus ride away, and the M40 motorway provides easy access to London and Birmingham. The central train station offers direct routes to major cities. Enjoy green spaces like Bury Knowle Park and Shotover Country Park, along with local sports clubs and a community swimming pool. There is also a public library and many other social and recreational facilities.







GROSS INTERNAL
FLOOR AREA 524 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 524 SQ FT / 49 SQ M
9 JOAN LAWRENCE PLACE, WOODFARM, OXFORD, OX3 8TG

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Costs: -

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you withdraw, provide misleading information on you pre application form or withhold/delay the referencing process, you may forfeit your holding deposit

Viewing is Strictly by Appointment through Reaston Brown

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