



Connells

Flat A Sheldon Way
Oxford



Property Description

Upon entering the property, you are welcomed by a hallway with doors leading to all principal rooms. To the front is a bay-fronted south-east facing open-plan kitchen and reception room, creating a bright and inviting living space. The kitchen is fitted with a range of wall and base storage units, an integrated gas hob and oven, and space for a fridge/freezer.

The double bedroom offers a range of cupboards and fitted wall units, with ample storage, a bathroom is accessed from the hallway, with an adjacent storage area for a washing machine and dryer.

Externally, the property also has the advantage of allocated off-street parking space to the front and access to a communal courtyard to the rear.

The property is located in a well-established residential area of Littlemore, Oxford. It is within close proximity to Templars Square Shopping centre, which offers a wide range of amenities including supermarkets, retail stores, cafes, banks, health services and a leisure centre. Regular bus services nearby with direct routes into Oxford city centre, or an easy 15-minute cycle by joining the National Cycle Route 5, making it a convenient location for commuters and those needing access to the city centre. The location is well placed for access to the Science Park, Cowley Business Park, BMW Mini Plant, John Radcliffe and the Churchill Hospitals. It also offers easy access to the Eastern and Southern By-Pass Road.

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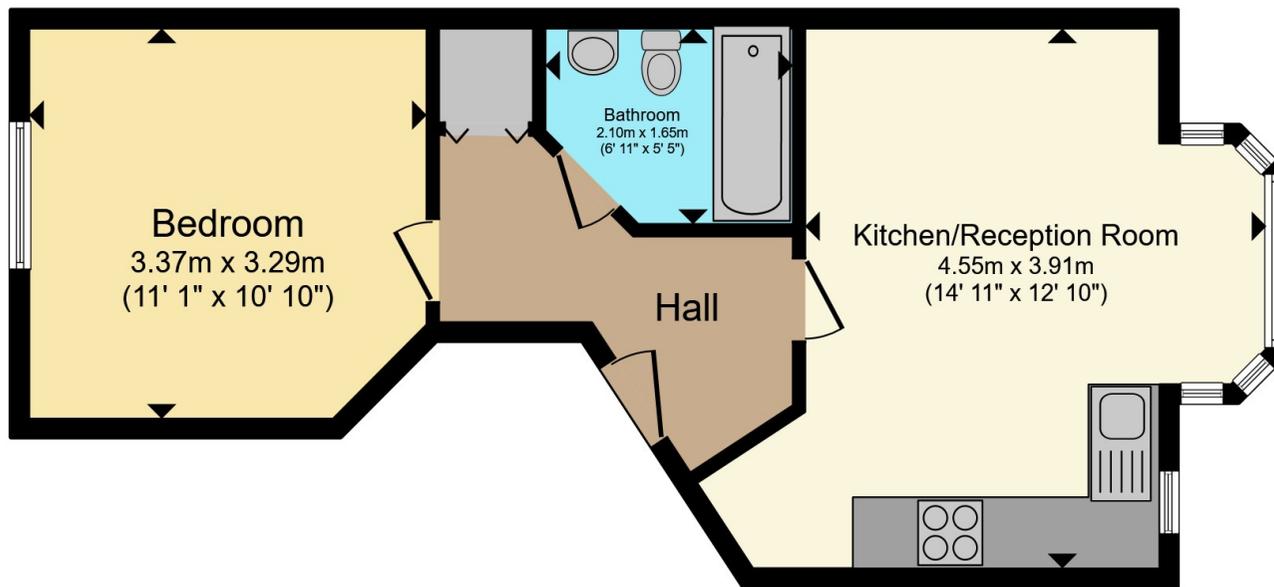
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Ground Floor

Total floor area 36.5 m² (392 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

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60 Between Towns Road
OXFORD OX4 3LR

EPC Rating: C Council Tax Band: B

Service Charge: 1135.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COW310786

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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