



ROSE COURT

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IN OPERATION

THOMAS
MERRIFIELD
SALES LETTINGS

Flat 12, Rose Court,
Hillsborough Road, Oxford, OX4 3TA

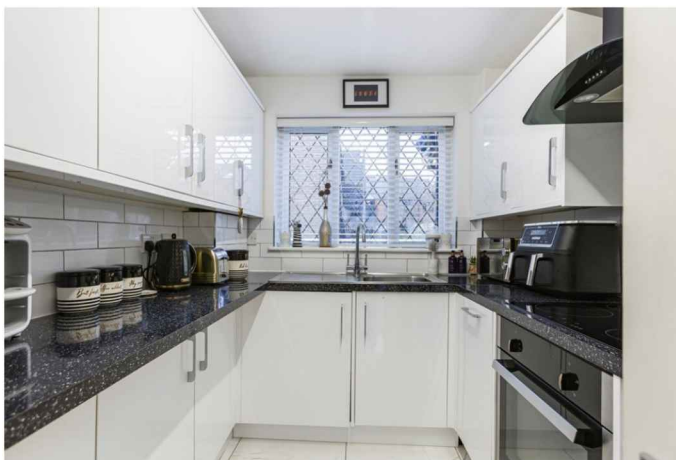
Flat 12, Rose Court, Hillsborough Road, Oxford, OX4 3TA

An opportunity to purchase this beautifully presented ground floor garden maisonette, which has been significantly improved in recent years. The property forms part of a sought-after development.

- Ground floor garden maisonette
- Two bedrooms
- Low maintenance own garden
- Modern fitted kitchen
- Stylish bathroom
- Ground Rent: £100pa. Service Charge: £840pa
- Share of freehold on completion of sale
- Lease 89 years remaining
- EPC Rating: C
- Council Tax Band: C

The spacious living/dining room provides a welcoming and stylish space, featuring attractive wood-effect laminate flooring, a panelled effect feature wall and sliding doors that provide access to your own private, enclosed garden. The remaining accommodation comprises an entrance lobby, a modern kitchen fitted with high-gloss wall and base units complemented by sparkle-fleck laminate work surfaces, and a stylish bathroom finished with a contemporary white suite and marble-effect wall and floor tiling. There is a well-proportioned principal bedroom with fitted wardrobe, along with a second good-sized bedroom. A particular highlight of the property is the rear garden, which offers a low-maintenance outdoor space with a paved terrace and artificial lawn which is ideal for relaxing or entertaining. The maisonette further benefits from an allocated parking space.

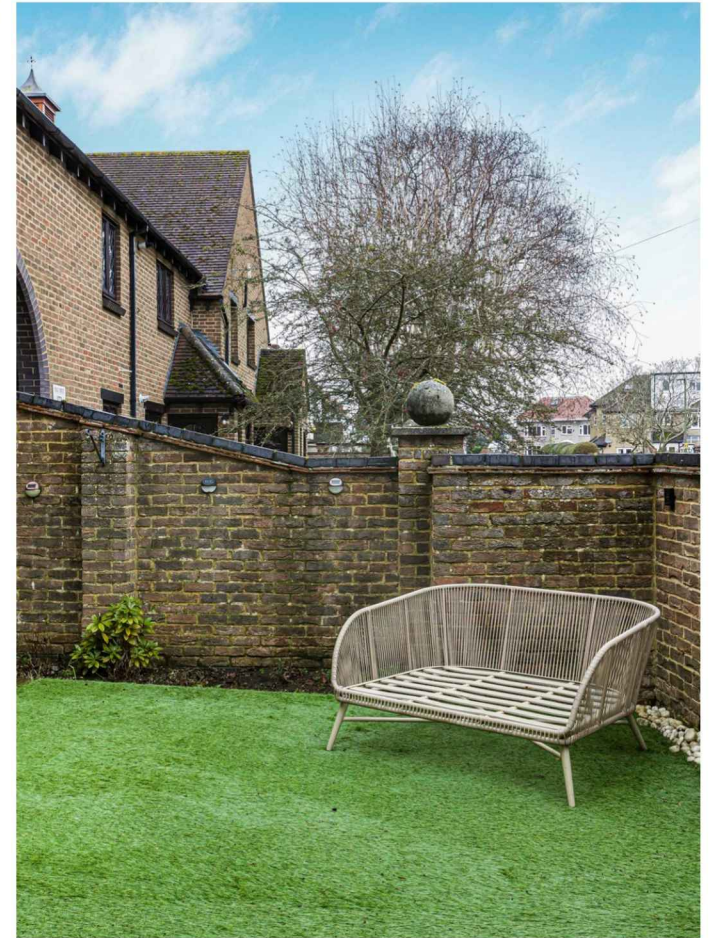
Guide Price £300,000 Leasehold





Florence Park is close at hand offering a community shop, popular cafe and gastro-pub, as well as an excellent playground, while Magdalen Road and Iffley Road provide a vibrant range of local shops, cafes and restaurants. Templars Square Shopping Centre and Sainsbury's are within half a mile. The River Thames is accessible at Iffley Village and Donnington Bridge, and there is convenient access to the Oxford Business and Science Parks.

Tenure: We understand that, upon completion, the property will benefit from a share of the freehold. We have also been informed that the freeholders plan to extend all leases within the development in the short to medium term.

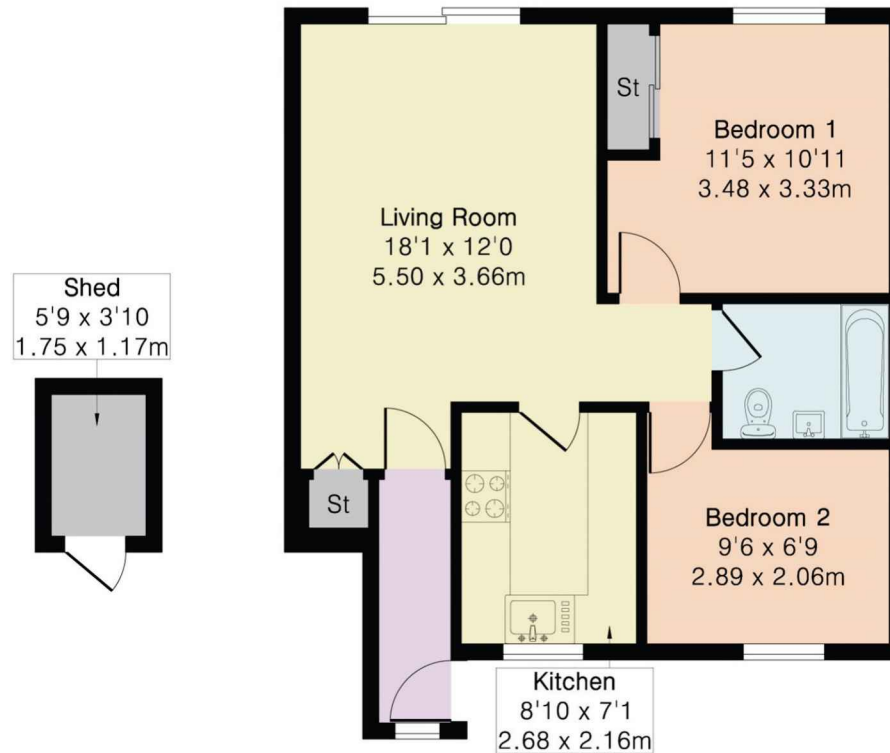


**Approximate Gross Internal Area 595 sq ft - 55 sq m
(Excluding Outbuilding)**

Outbuilding Area 22 sq ft – 2 sq m



Garden
23'9 x 18'6
7.23 x 5.64m



Outbuilding Ground Floor

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