

FOR SALE



New Inn Hall Street, Oxford
Guide Price £400,000


MARTIN & CO

New Inn Hall Street, Oxford

Key Notes:

- Third Floor Apartment
- Close to Local Amenities
- Close to Oxford Train Station
- Vacant Possession
- No Onward Chain
- Council Tax Band: D
- Ground Rent: £400.00 PA
- Service Charge: £2,775.40 PA
- Lease Term: 125 years from 1st January 2016
- Tenure: Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A stylish and high-specification one double bedroom apartment located in the heart of Oxford City Centre. Situated on the third floor of this landmark development, the property benefits from lift access, secure video/telephone entry system, and cycle storage.

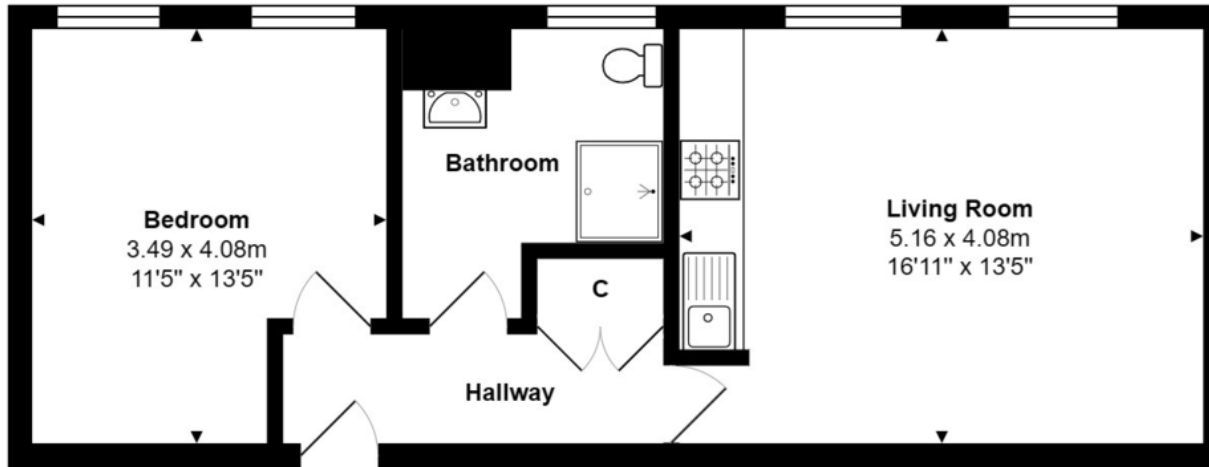
The apartment forms part of an exclusive development of 22 contemporary apartments arranged over four floors, offering modern living with excellent natural light and high-quality finishes throughout. Ideally positioned, the property provides exceptional views and immediate access to the shops, restaurants, and amenities of Oxford city centre.

The accommodation features a bright open-plan living and dining area with oak flooring, complemented by a modern fitted kitchen with white high-gloss units, inset gas hob, and integrated appliances including a dishwasher and microwave. There is also a separate laundry area with a washer/dryer.

The spacious double bedroom offers generous storage, while the sleek bathroom includes a contemporary shower enclosure and heated towel rail.

This apartment offers modern city living in one of Oxford's most sought-after central locations.





Third Floor

Approximate Gross Internal Area

47.1 m² ... 507 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 purpose 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.