



KINGSTON COURT

2 Kingston Court, Walton Street, Oxford, OX2 6ES

A ground floor flat which has been lovingly maintained and offers an attractive opportunity for first time buyers looking to step onto the property ladder, those seeking a convenient pied-à-terre, or investors

- Heart of popular Jericho
- Ground floor flat
- One bedroom
- Living/dining room
- Fitted kitchen
- Bathroom
- Ground Rent: No ground rent payable
- Remaining Lease: 944 years
- Service Charge: £1200 per annum
- Council Tax Band: C. EPC Rating: D

Accessed via a secure communal entrance with entry-phone system, the accommodation comprises an entrance hallway with useful storage cupboard, a fitted galley kitchen, a spacious living/dining room overlooking the front of the development, a generous double bedroom with fitted wardrobe, and a bathroom. Externally, the property benefits from an allocated parking space.

According to Ofcom, Superfast and Ultrafast broadband connections are available and mobile and data signals are good outdoors and variable indoors, depending on the network provider. Properties built pre-1999 may contain asbestos in building materials but purchasers must rely on their own survey. Artex to the ceilings may contain traces of asbestos, which is considered safe if left undisturbed.

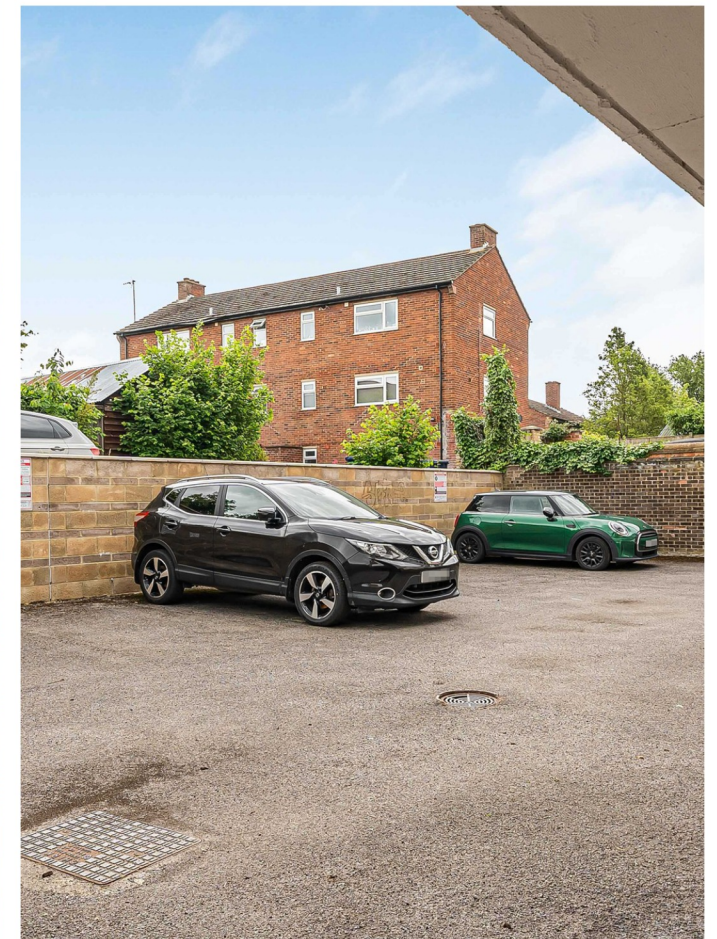
Guide Price £279,000 Leasehold



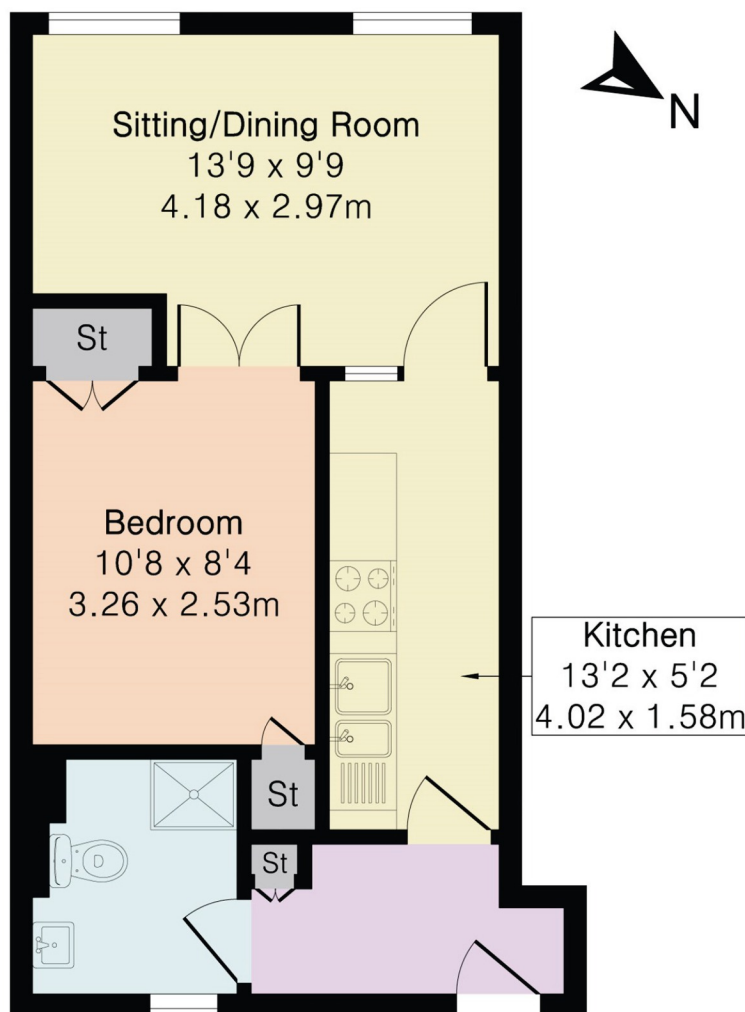


The multiple attractions of Jericho are on the doorstep with a range of cafes, restaurants, pubs and bars, the Phoenix cinema, Branca deli, independent shops and Sainsbury's and Co-op foodstores.

Jericho is located approximately one mile north of Oxford's historic city centre and benefits from easy access to the north Oxford, Port Meadow and Oxford Railway Station which has a fast 50 minute service to London Paddington. There is also a regular coach service from Gloucester Green to London Victoria Station. The A34 connects to the M40 to the north near Bicester and M40 to the south towards Newbury.



Approximate Gross Internal Area 391 sq ft - 36 sq m



Ground Floor