



JCP

ESTATE AGENTS

O X F O R D

169 Southfield Park, Cowley, Oxford, OX4 2BQ

Guide Price £250,000

A beautifully presented two-bedroom ground floor apartment offering bright and spacious accommodation, set within the ever-popular Southfield Park development. Benefitting from a garage, modern open-plan living, attractive communal gardens and no onward chain, this property is ideal for first-time buyers, professionals or investors alike.

The heart of the home is the impressive 20ft refitted open-plan kitchen, dining and living space, creating a fantastic entertaining area with large windows overlooking mature communal gardens and woodland beyond. The contemporary kitchen offers excellent storage, integrated cooking appliances and generous worktop space.

Both bedrooms are well-proportioned doubles, each enjoying a pleasant green outlook, while the stylish shower room has been modernised with a large walk-in shower, contemporary suite and neutral finishes.

Outside, residents benefit from beautifully maintained communal gardens, extensive lawned areas, mature trees, communal drying areas and a garage providing secure parking or additional storage.

Offered to the market with no onward chain, this superb apartment provides an excellent opportunity to purchase a well-maintained home in a highly sought-after East Oxford location. Southfield Park is one of East Oxford's most established residential developments, ideally positioned for easy access to Oxford city centre, Cowley Road and the Oxford Business Park. Excellent transport links, local shops, cafes and restaurants are all within easy reach, whilst nearby green spaces and countryside walks provide a peaceful setting. Regular bus services and convenient access to the ring road make commuting straightforward.

TENURE -: Leasehold

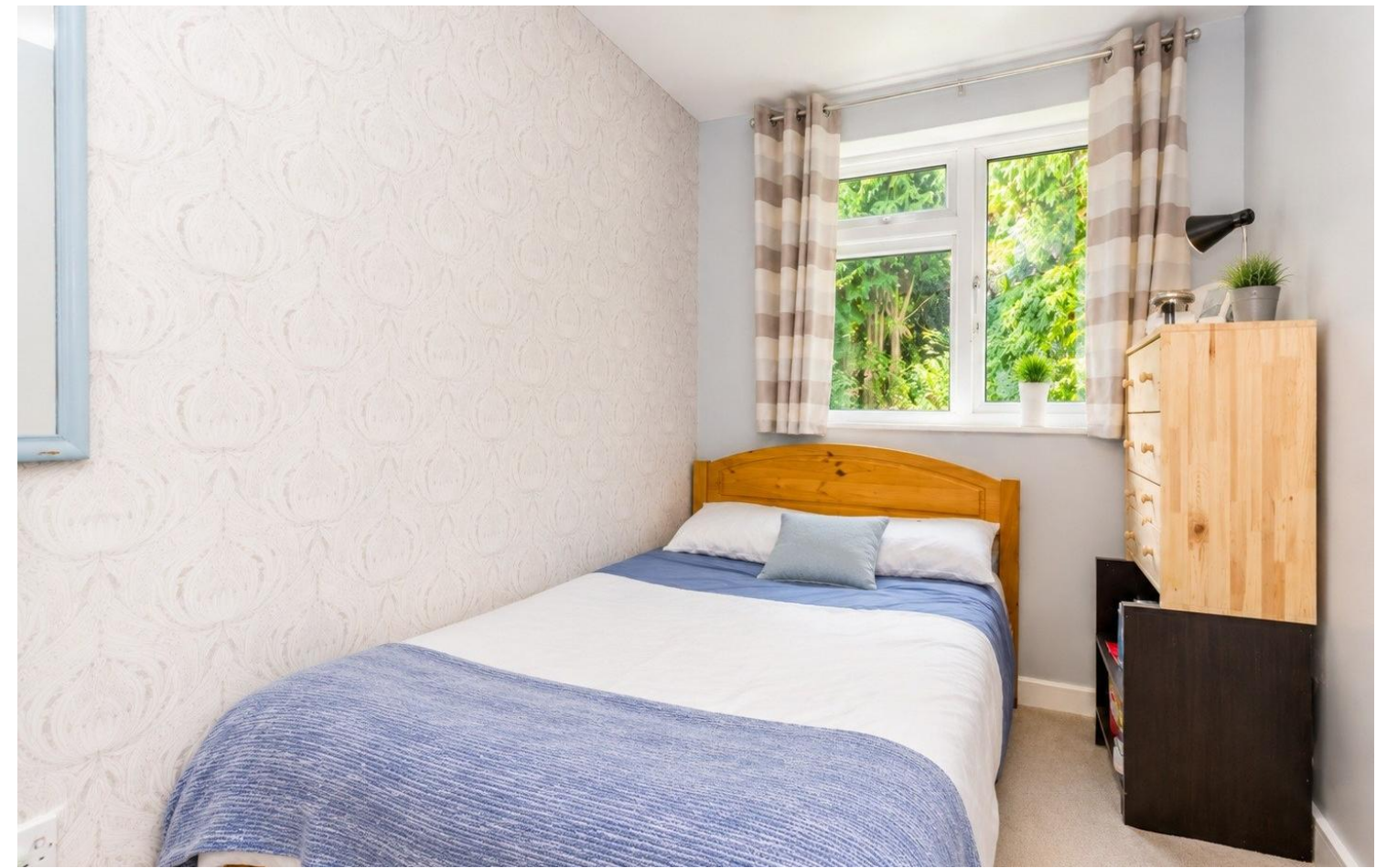


LOCATION

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LOCAL AUTHORITY

Council Tax Band C
Oxford City Council
Telephone: 01865 249811





First Floor

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	