



**Connells**

Rose Court Hillsborough Road  
Oxford



### Property Description

A private entrance leads into the apartment, with stairs rising to the first floor and opening into the living room. The living room features a Juliet balcony and provides access to the kitchen. The kitchen is fitted with a range of cupboards and units and includes an integrated gas hob, electric oven and plumbing for a washing machine. A hallway off the living room leads to two bedrooms and a bathroom.

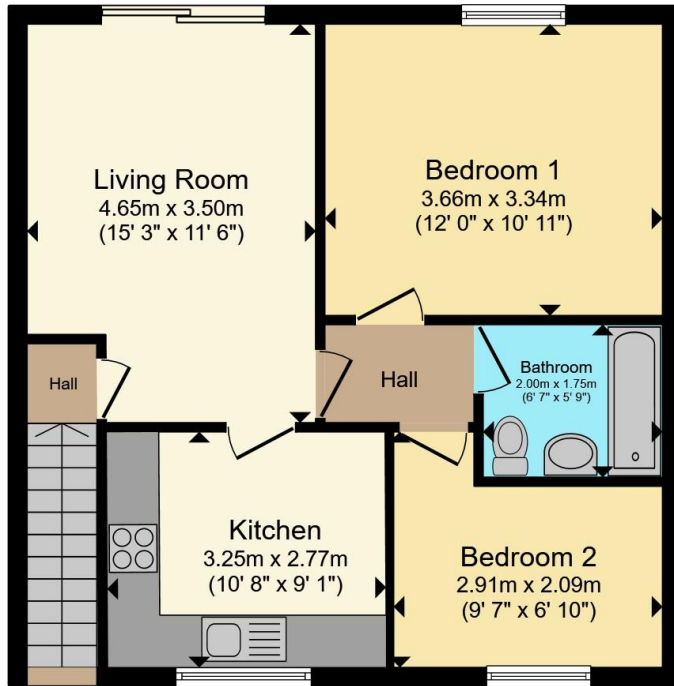
Externally, the property benefits from allocated parking.

Hillsborough Road is located in a well-established residential area in Cowley, Oxford. It is within close proximity to Cowley Centre, which offers a wide range of amenities including supermarkets, retail stores, cafes, banks, health services and a leisure centre. Regular bus services are available close by providing direct routes into Oxford city centre, making it a convenient location for commuters and those needing access to the city centre. Hillsborough Road also offers easy access to the Eastern and Southern By-Pass Roads (A4142 and A4074), providing good connectivity to the wider road network including the A34, A40, and M40

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### First Floor

Total floor area 53.5 m<sup>2</sup> (576 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [cowley@connells.co.uk](mailto:cowley@connells.co.uk)**

60 Between Towns Road  
 OXFORD OX4 3LR

EPC Rating: C Council Tax Band: C

Service Charge: 840.00 Ground Rent: 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COW310718](http://connells.co.uk/Property/COW310718)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1989. 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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