





Property Description

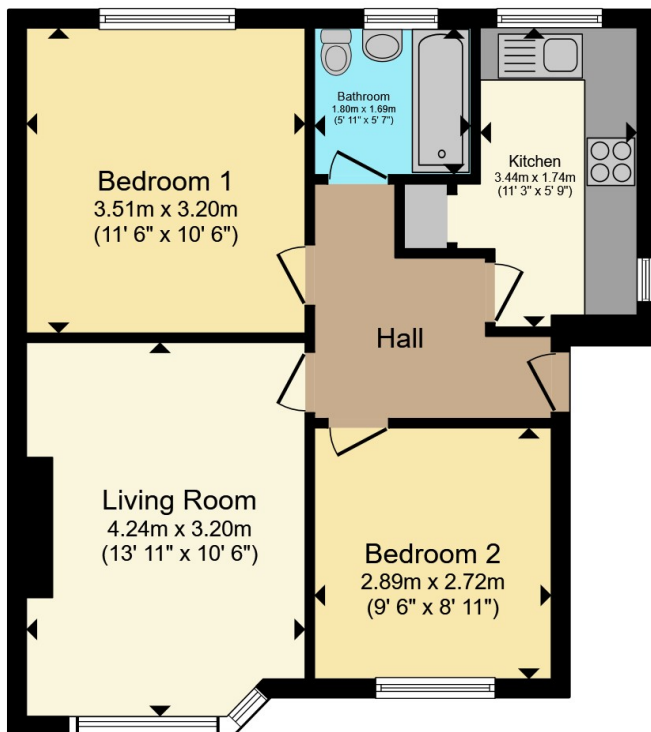
A well-presented two-bedroom ground floor apartment with the rare benefit of a private rear garden, situated in the highly sought-after area of Marston. Ideally positioned just 0.8 miles from the John Radcliffe Hospital and only 430 feet from New Marston Primary School, the property is well suited to first-time buyers, professionals, downsizers, and investors alike.

The accommodation comprises an entrance hall, a bright and spacious living room, a separate fitted kitchen, two well-proportioned bedrooms, and a family bathroom. The generous principal bedroom offers ample space for wardrobes and additional furniture, while the second bedroom provides flexibility as a guest room, nursery, or home office.

A particular highlight is the private enclosed rear garden, offering an excellent space for relaxing, entertaining, or gardening, a feature rarely found with apartments.







Total floor area 49.5 m² (533 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

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EPC Rating: C Council Tax
Band: B

Service Charge: Ask
Agent Ground Rent:
150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2010. 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.

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