



Flat 6, Park View, Lamarsh Road, West Oxford, OX2 0FF

A truly unique two bedroom upper floor flat in a small private development of just eight properties at the end of Lamarsh Road and within a mile of central Oxford.

- Entrance hall with entry phone and ample storage
- Vaulted sitting/dining room with doors to balcony
- Open-plan fitted kitchen with integrated appliances
- Main bedroom with en-suite bathroom
- Second bedroom and separate shower room
- Third floor mezzanine sitting area/study
- Undercroft parking space plus visitor parking
- Lease: 114 years remaining. Ground Rent: £350 pa
- Service Charge: £1,797 per annum
- Council Tax Band: D. EPC Rating: D

A spacious and immaculately presented two bedroom flat in a secluded position but within easy reach of parkland and Oatlands Road recreation ground in West Oxford. The property was built by Oxford Homes in 2015 and features a smart kitchen with integrated appliances, stylish bathrooms and a wonderful vaulted living room with doors to a small balcony and stairs to the mezzanine area which could have a variety of uses.

There is electric underfloor heating, double glazing throughout, laminate flooring and a fresh air exchange/ventilation system. Mains electricity, water and drainage are connected.

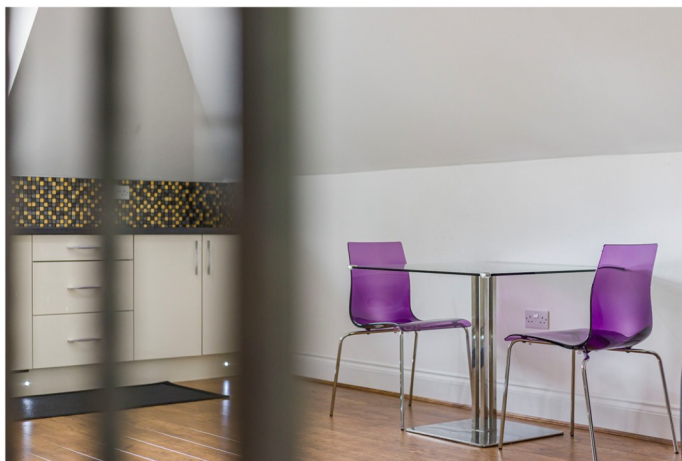
£475,000 Leasehold





Park View is located at the end of Lamarsh Road within a quarter of a mile of Waitrose and Aldi stores and just over a mile west of Oxford city centre. Nearby Botley offers a range of services including a Co-op, Post Office, delicatessen, vets surgery and primary school. Oxford Railway station is half a mile away. There are pleasant semi-rural walks to Osney Island, Oxford city centre, Binsey Lane and North Hinksey village.

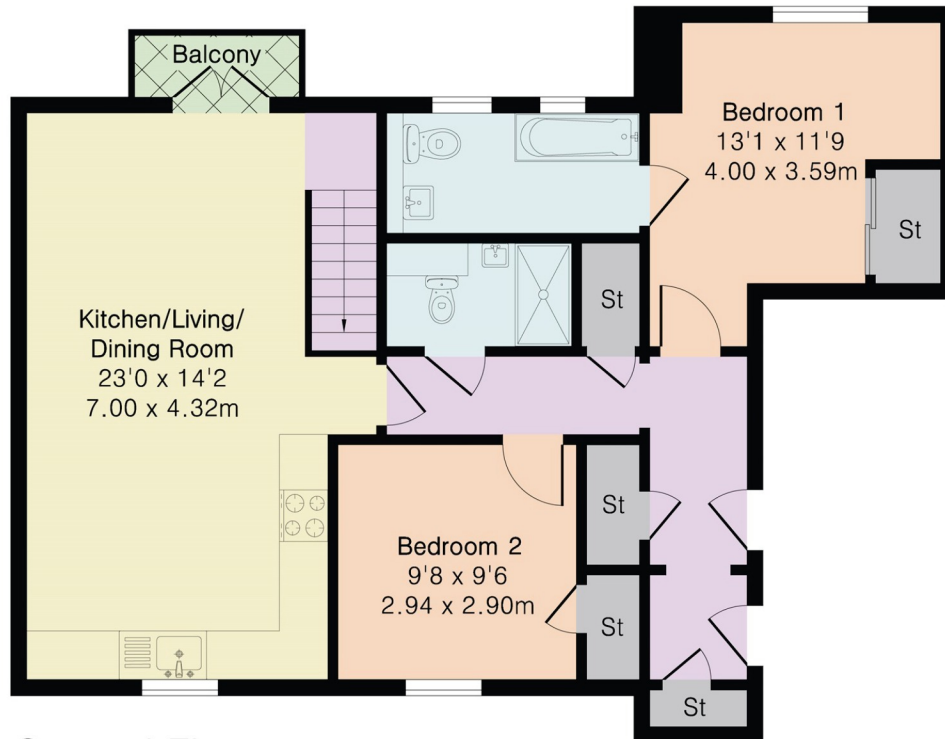
According to Ofcom, Standard and Superfast broadband is available and mobile voice and data coverage is good outdoors and variable indoors with certain providers.



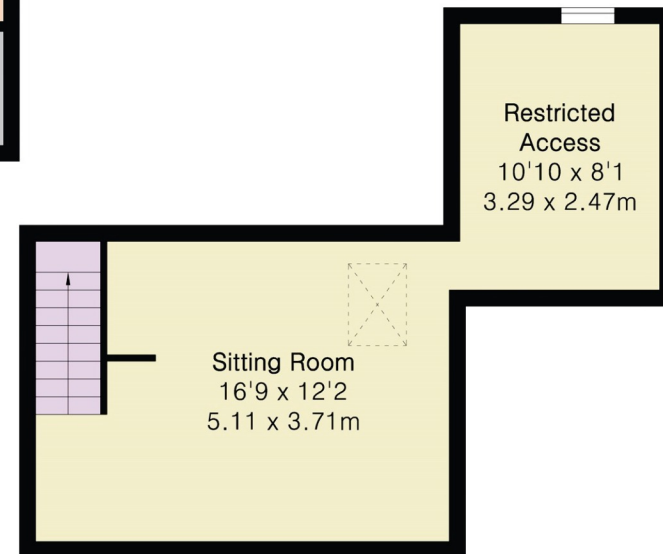
**Approximate Gross Internal Area 979 sq ft - 91 sq m
(Excluding Restricted Access)**

Second Floor Area 775 sq ft – 72 sq m

Third Floor Area 204 sq ft – 19 sq m



Second Floor



Third Floor