



THOMAS  
MERRIFIELD  
SALES LETTINGS

26 Foundry House,  
Walton Well Road, Oxford, OX2 6AQ



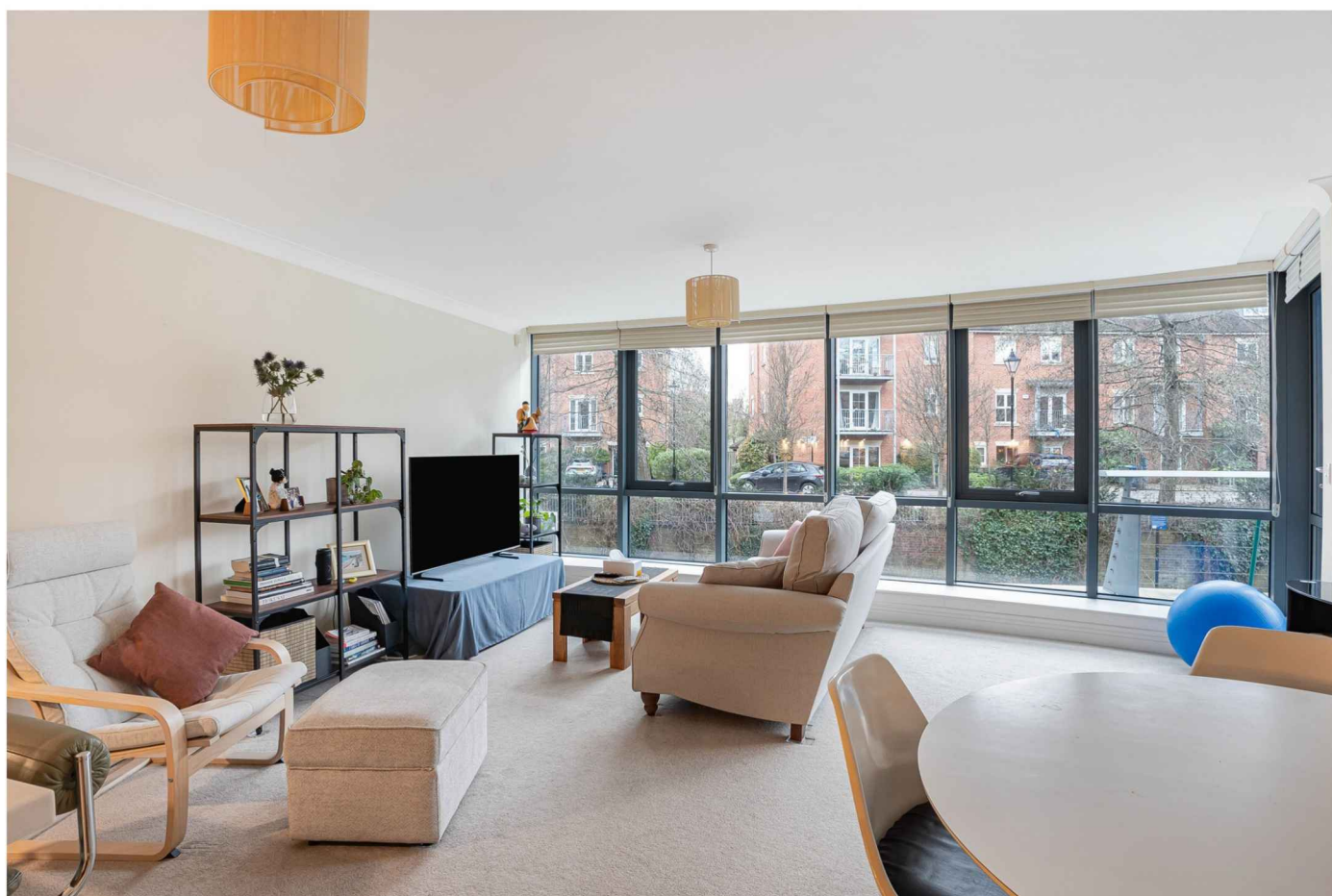
## 26 Foundry House, Walton Well Road, Oxford, OX2 6AQ

A spacious two-bedroom ground floor apartment situated in the desirable Eagle Iron Works development overlooking the Oxford Canal.

- Secure gated development
- Entrance hall with storage
- Kitchen/living room
- Master bedroom with en-suite
- Further bedroom with storage
- Large balcony and communal open space
- Two allocated parking spaces with EV charging points
- Service Charge: £3,822.22 per annum
- Peppercorn Rent, Lease 215 years from 1st Sep 2007
- EPC Rating: D, Council Tax Band: E

The apartment features a generous open-plan living and dining area opening onto a large balcony overlooking the canal. The modern kitchen is thoughtfully arranged with ample storage and worktop space. Both bedrooms are well sized and both open on to the balcony with the principal bedroom benefiting from an en-suite, while the second bedroom is ideal for guests, a home office or additional living space. A contemporary bathroom with quality fittings completes the accommodation. Positioned on the ground floor, the apartment enjoys easy access and a practical layout. There are two allocated parking spaces with electric charging points and the development benefits from lift and communal open space. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and indoors.

**Guide Price £850,000 Leasehold**







Situated within walking distance of Port Meadow and easy access to the day to day shopping facilities of vibrant Walton Street with its fashionable restaurants pubs bars and cinema. Slightly further afield are the more extensive range of shopping leisure and recreational facilities at Oxford City centre and Summertown. Jericho enjoys easy access to University Departments colleges and a range of renowned state and private schools for all ages. There are rail services to London Paddington in approximately one hour from Oxford mainline station and London Marylebone from Oxford Parkway. There is also a coach station at Gloucester Green where there are frequent buses to London Victoria Heathrow Gatwick and Stansted airports.



**Approximate Gross Internal Area 973 sq ft - 90 sq m**

