



Lizmans Court, Silkdale Close, Oxford, OX4 2HE

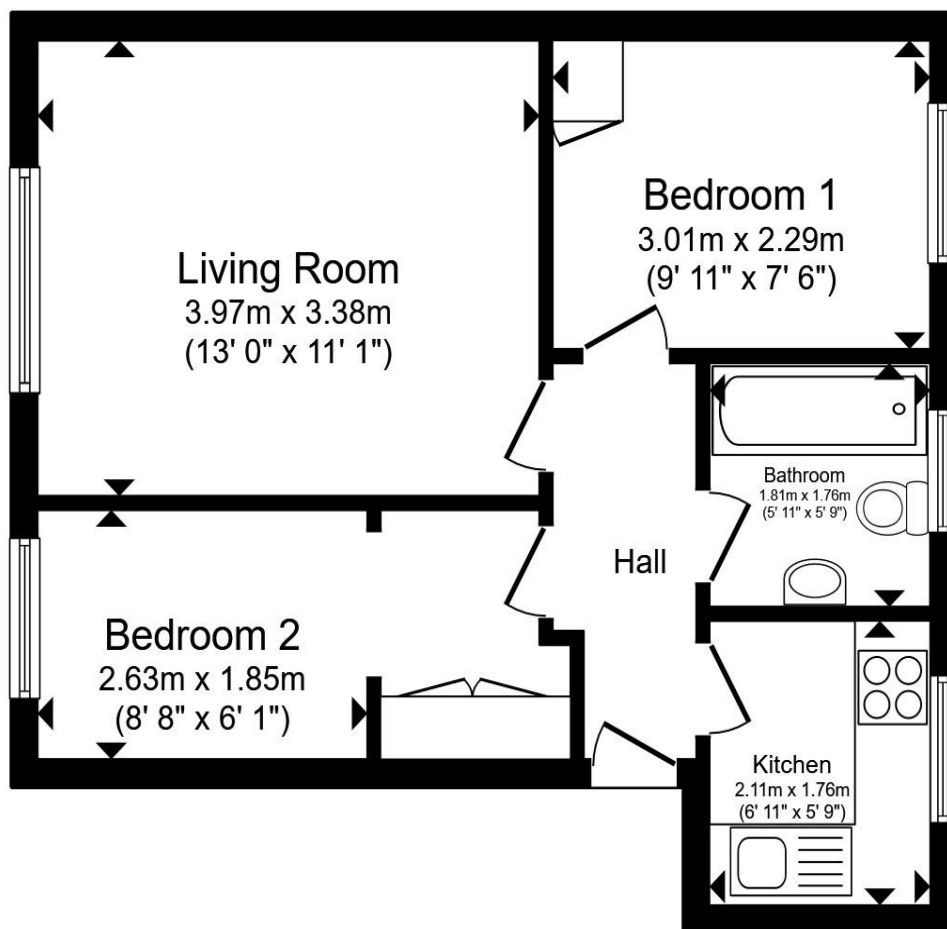
Welcome to

Lizmans Court, Silkdale Close, Oxford

Allen & Harris are proud to offer to the market this two bedroom second floor apartment, with allocated parking. The lease offers in excess of 100 years remaining and would make an ideal first time or investment purchase. The property is approached via a communal entrance hall and is located on the second floor of this development of apartments. The lounge/diner offers fantastic views over Oxford, offering a bright and functional space. There are two bedrooms both with built-in wardrobes and the bathroom has a panelled bath with a shower over, hand wash basin and wc. The kitchen has an integrated oven and fitted units with a wall mounted gas central heating boiler. Externally, the property also benefits from an allocated parking space and communal gardens.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Hall

Kitchen

Bathroom

Living Room

13' x 11' 1" (3.96m x 3.38m)

Bedroom One

9' 11" x 7' 6" (3.02m x 2.29m)

Bedroom Two

6' 1" x 8' 8" (1.85m x 2.64m)

Total floor area 39.8 m² (429 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

welcome to

Lizmans Court, Silkdale Close, Oxford

- The lease offers in excess of 100 years
- Two Bedrooms
- Allocated Parking
- Central Cowley Location
- Great Access to the Ring Road

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1680.09

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£215,000



Location

The property is located in central Cowley which offers excellent public transport and cycle links to the city centre and train station and access to the ring road for A40/M40 and A34 for neighbouring cities.

There are several primary and secondary school options and many employers/businesses at the Oxford Business Park, Oxford Retail Park, David Lloyd Gym and BMW Mini Plant. Local amenities include doctors, pharmacy, minimarket, butchers and Templars Square Shopping Centre and John Allen Retail Park are also under a mile away.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106634



Property Ref:
RSH106634 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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