



Woodstock Close, North Oxford, OX2

North Oxford - Guide Price £400,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A beautifully presented top floor apartment offering both charm and convenience, benefiting from lift access and spectacular far reaching views towards the picturesque Wytham Woods. This light-filled residence comprises an inviting entrance hall, a spacious sitting/dining room, two generously sized double bedrooms, a well-appointed bathroom, and a kitchen with a breakfast bar, ideal for both culinary enthusiasts and casual dining. The apartment is meticulously maintained throughout, and enjoys a desirable west facing aspect, with tranquil views over the Woodstock Close gardens, perfect for watching the changing seasons. The property also offers permit parking for residents and convenient access to public transport, with a bus stop situated right at the entrance to the Close.

Situation

Located in the highly sought-after area of North Oxford, this apartment offers exceptional convenience with easy access to the vibrant amenities of Summertown. Just a short distance away, you'll find a superb range of shops, cafés, and restaurants, including a Marks & Spencer Food Hall, Tesco, and Sainsbury's. For those seeking more comprehensive shopping, dining, and cultural experiences, Oxford city centre is easily accessible via a regular bus service. The city centre offers a wealth of shops, restaurants, museums, and the renowned Westgate Shopping Centre, home to a variety of shops and rooftop dining options. Additionally, with a bus stop located just moments away on Woodstock Road, residents have effortless access to Oxford Parkway Station, offering direct and regular services to London Marylebone in approximately 55 minutes.

Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

EPC

EPC rating E

Services

All mains services are connected with the exception of gas.

Tenure & Possession

The property is leasehold and is offered for sale with no onward chain.

The lease has 50 years unexpired remaining.

The annual service charge is £4600 managed by Breckon & Breckon. Service charge includes hot water charge.





Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.

Council Tax

Council Tax band D amounting to £2,554.37 for the year 2025/26.

Local Authority

Oxford City Council

109 St. Aldate's

Oxford, OX1 1DS

Tel: 01865 249811

Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.



