



Connells

London Court London Road
Headington Oxford

London Court London Road
Headington Oxford OX3 7SL

For Sale Offers Over
£285,000



Property Description

Situated on the ground floor, this two-bedroom retirement property offers comfortable and well-planned accommodation with direct access to communal gardens. Presented in very good order throughout, it benefits from carpets and curtains being included and is available for immediate occupation.

The entrance hall leads through the home, with a bedroom ahead and a spacious living room to the left. The living area provides space for both seating and dining, ideal for relaxing or entertaining. Doors from the living room open onto the communal gardens, while the kitchen is conveniently placed just off the living space. Further along the hallway, a second bedroom lies to the left, with the bathroom ahead, creating a practical and functional layout.

Residents benefit from a range of communal facilities, including a shared lounge ideal for socialising and beautifully maintained gardens with tables and chairs for enjoying the outdoors. It also features a secure main entrance and a convenient on-site laundry room. An active social committee fosters a strong community spirit through regular activities and events.

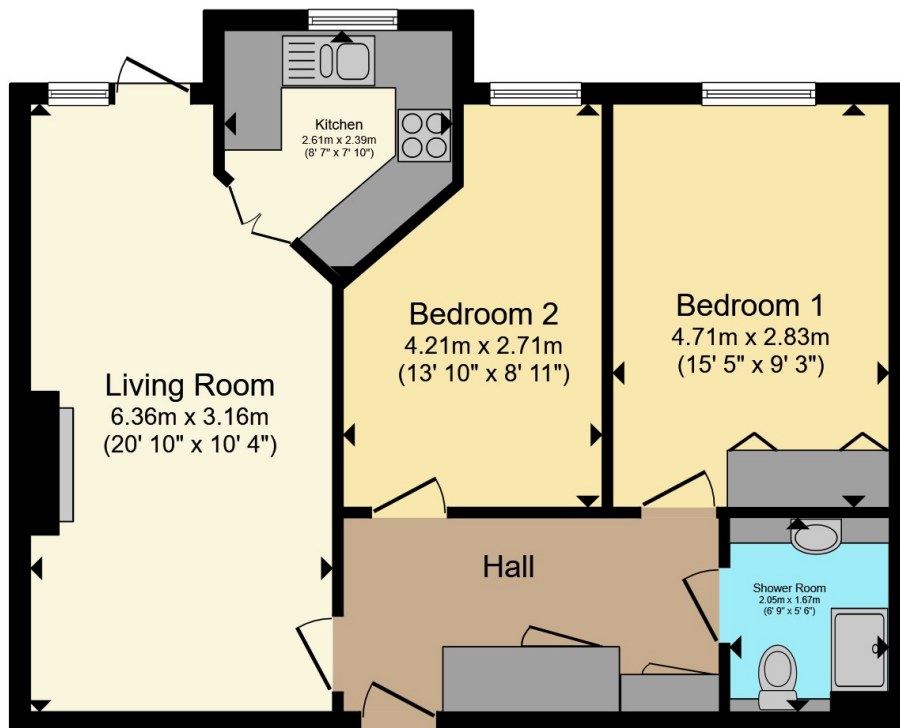
The flat forms part of the London Court Right to Manage Company, giving residents greater involvement in the management and upkeep of the development. Ideally located on London Road in Headington, it is close to a variety of shops, cafés and everyday amenities, making it an excellent choice for those seeking independent living within a welcoming community.



Agents Note:

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.





Total floor area 58.8 m² (633 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

Connells



To view this property please contact Connells on

T 01865 763 501

E headington@connells.co.uk

129-131 London Road Headington
OXFORD OX3 9HZ

EPC Rating:
Awaited

Council Tax
Band: E

Service Charge:
3792.82

Ground Rent:
578.58

Tenure: Leasehold

view this property online connells.co.uk/Property/HDT305747

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1992. 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.

Connells Residential is registered in England and Wales under company number 1489613, 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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