



THOMAS
MERRIFIELD
SALES LETTINGS

194 Wilson House,
Armstrong Road, Littlemore, Oxford, OX4 4QY

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Located in much sought after 'Armstrong Road', this luxury two bedroom top floor fourth floor apartment, has been meticulously maintained by the current owner and benefits from 890 sq ft of accommodation.

- Fourth Floor Apartment with Communal Lift
- Open Plan Living Space
- Large Balcony
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Service Charge: £2,137.32 pa
- Remaining Lease: 121 Years
- Allocated Parking Space and bike storage
- Council Tax Band: C, EPC Rating: B

Well worthy of your early inspection. Approached via a shared communal entrance with security entry telephone and served by a communal lift.

The accommodation comprises an entrance hall, spacious open plan living space boasting a sitting area, dining area, fitted kitchen with a range of base and eye level units and door to a generous balcony. There is also a principal bedroom with fitted wardrobes and an en-suite shower room, second double bedroom and a modern bathroom.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good indoors and outdoors.

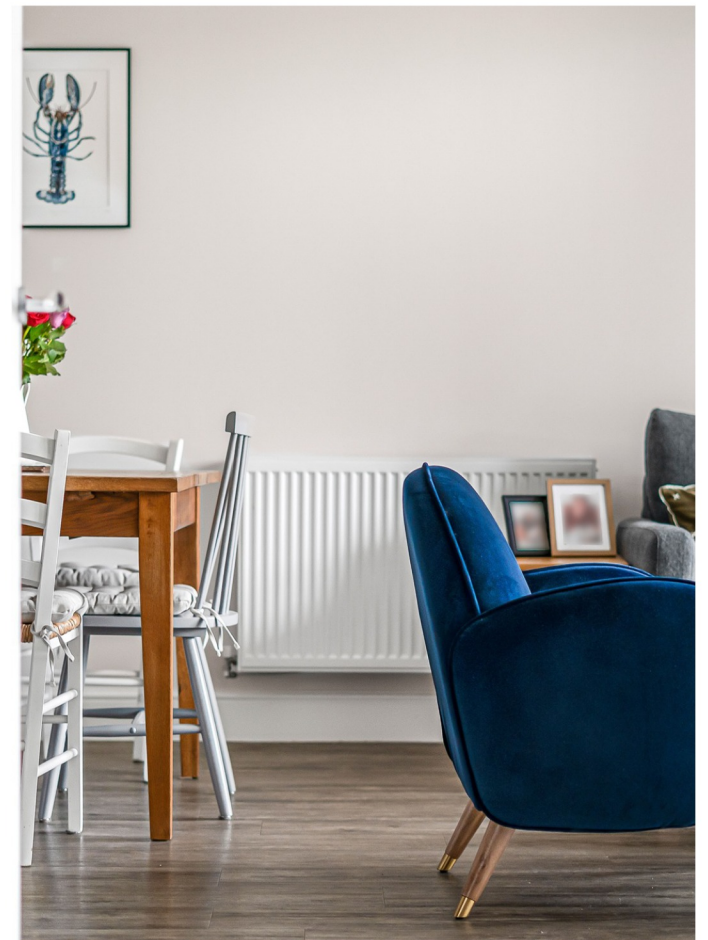
Guide Price £350,000 Leasehold



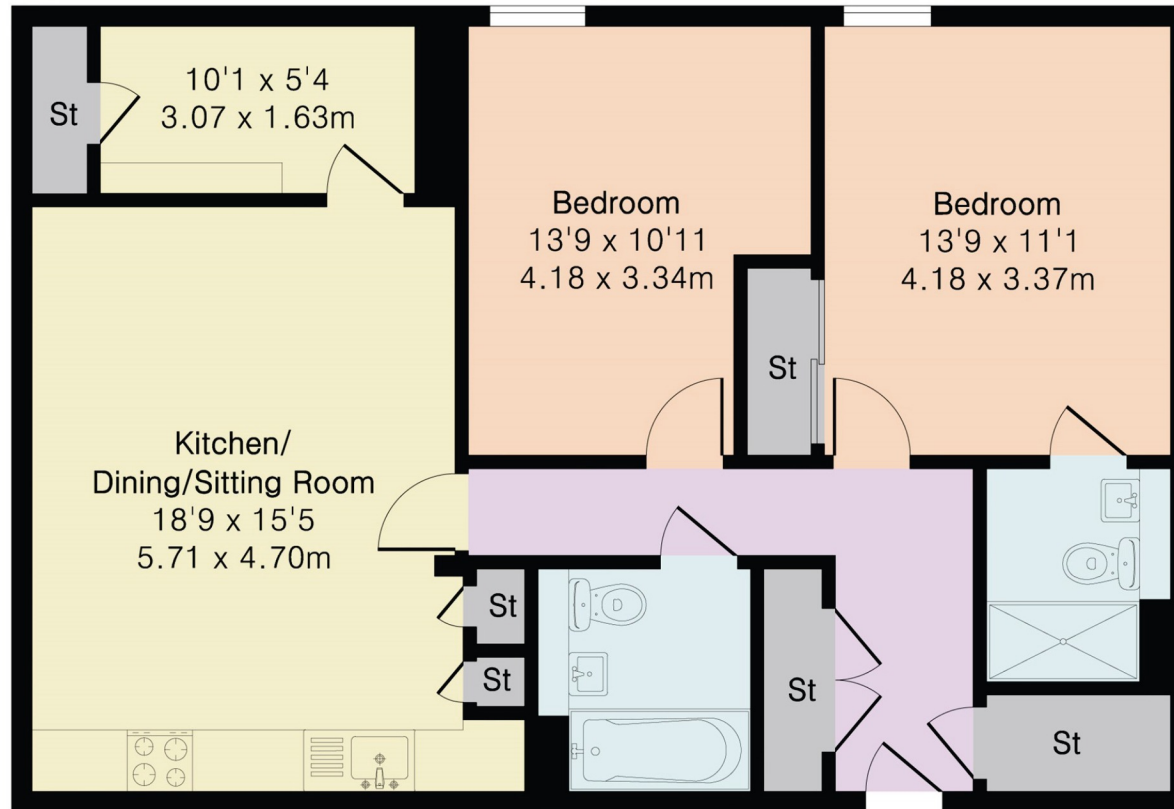


Armstrong Road enjoys a convenient position on the edge of the city, offering excellent access to the Science and Business Parks. Nearby amenities include the Sainsbury's superstore at Heyford Hill and the Kassam Stadium complex, which features a cinema, bowling alley, gym, and bars/restaurants. The Eastern Bypass providing with connections to the A34 and M40, is within short driving distance.

The 3A bus stop into Oxford City Centre is a short walk from the property.



Approximate Gross Internal Area 890 sq ft - 83 sq m



Fourth Floor