

FOR SALE



Empress Court, Woodins Way
Guide Price £520,000


MARTIN&CO

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Key Notes:

- Second Floor Apartment
- Master Bedroom inc En-Suite Shower Room
- Close to Oxford Train Station
- No Parking
- Council Tax Band: E
- No Onward Chain
- Ground Rent: £529.46 PA
- Service Charge: £3,098.00 PA
- Lease Term: 125 Years from 1st January 2005
- Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This well-presented second-floor apartment offers an excellent opportunity to enjoy modern living in the heart of Oxford. Situated on Woodins Way, the property is available with no onward chain, making it an ideal choice for both owner-occupiers and investors.

The apartment features two generously sized bedrooms, including a principal bedroom with its own en-suite shower room. A bright, open-plan kitchen and living area provides a contemporary space for relaxing or entertaining, complemented by a stylish family bathroom.

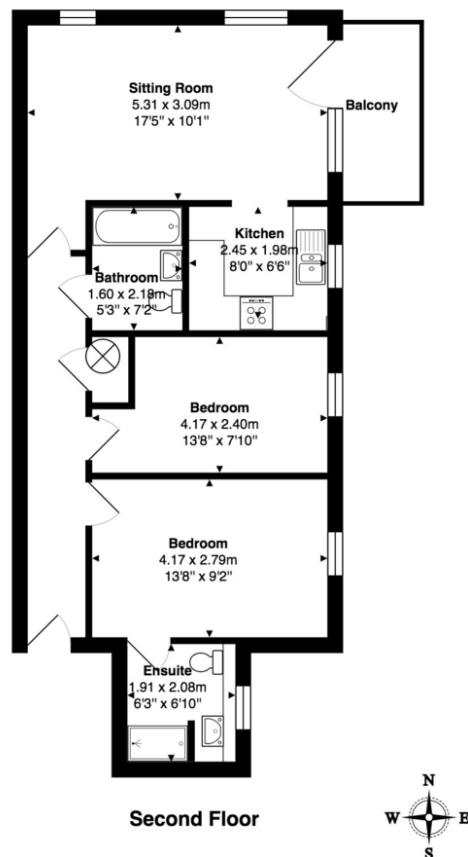
A standout feature is the easterly facing balcony, which enjoys pleasant views over a nearby stream—perfect for morning light and a sense of tranquillity.

Empress Court is superbly located within easy reach of Oxford city centre, offering convenient access to a wide range of amenities, the train station, and the Said Business School.

Combining comfort, convenience, and a highly desirable central location, this property represents a fantastic opportunity in Oxford's property market.







Approx. Gross Internal Area: 61.6 m² ... 663 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk

Martin & Co Oxford

31 Woodins Way • Paradise Street • • OX1 1HD
 T: 01865 812110 • E: oxford@martinco.com

01865 812110
<http://www.martinco.com>



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