



THOMAS
MERRIFIELD
SALES LETTINGS

45a Merewood Avenue,
Sandhills, Oxford, OX3 8EG

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A share of freehold, two double bedroom maisonette, with private garden and off-street parking, in popular Sandhills just to the east of Headington.

- Two bedroom maisonette on first and second floors
- Living room with bay window
- Contemporary fitted kitchen with free-standing appliances
- Shower room with vanity sink unit and chrome towel rail
- Private south-facing garden
- Off-street parking
- Responsible for 50% of maintenance and insurance
- We understand there is no ground rent charge
- Remaining lease 966 years plus share of freehold
- EPC Rating: C. Council Tax Band: C

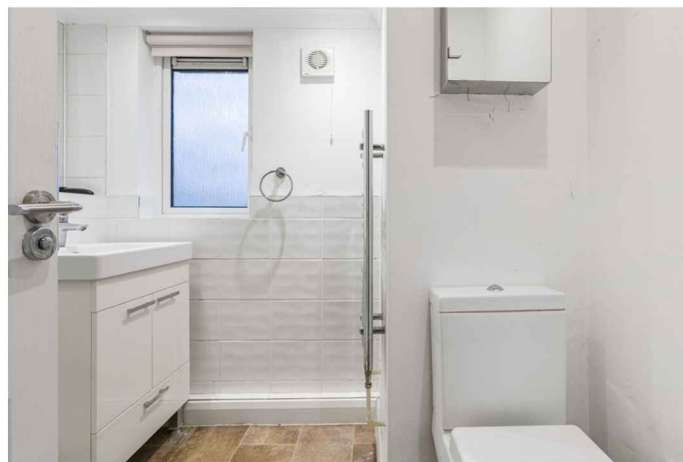
The accommodation comprises, private entrance hall and staircase. To the first floor there is a bedroom/study, kitchen with free standing appliances and open plan living room. There is a further double bedroom to the top floor with useful eaves storage space. Outside there is a private south-facing garden with off-street parking.

There is gas-fired central heating and uPVC double glazing throughout. All mains services are connected.

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

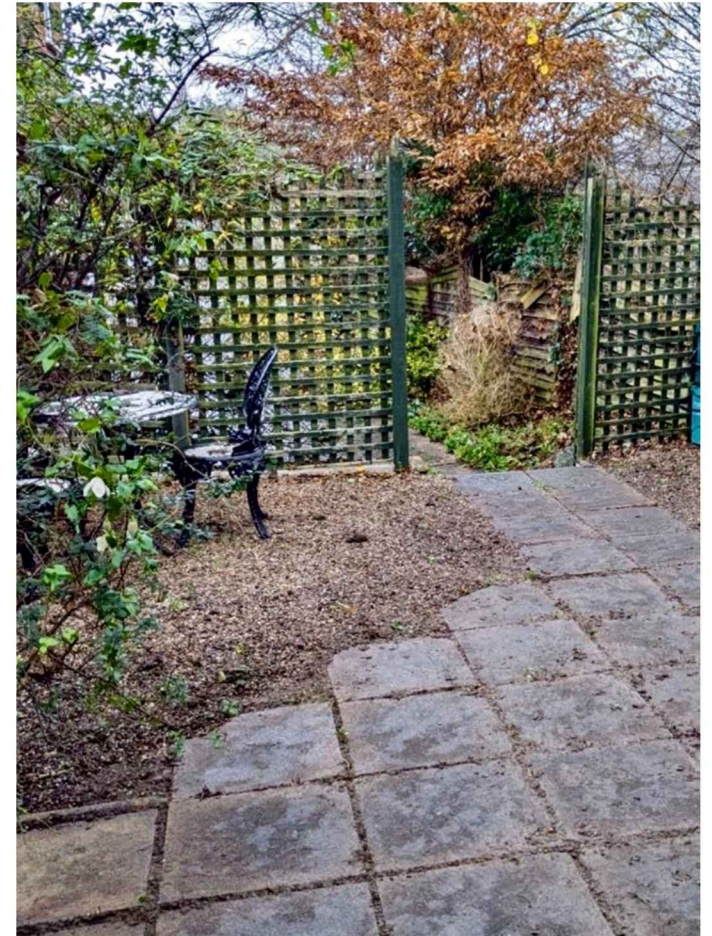
Guide Price £280,000 Leasehold





Located on the eastern outskirts of the city, Sandhills is well-placed for access to Oxford as well as the M40 and A34. Thornhill Park and Ride offers regular coach services into London Victoria Station and Heathrow and Gatwick airports. Both Oxford Parkway and Haddenham railway stations have routes to London Marylebone.

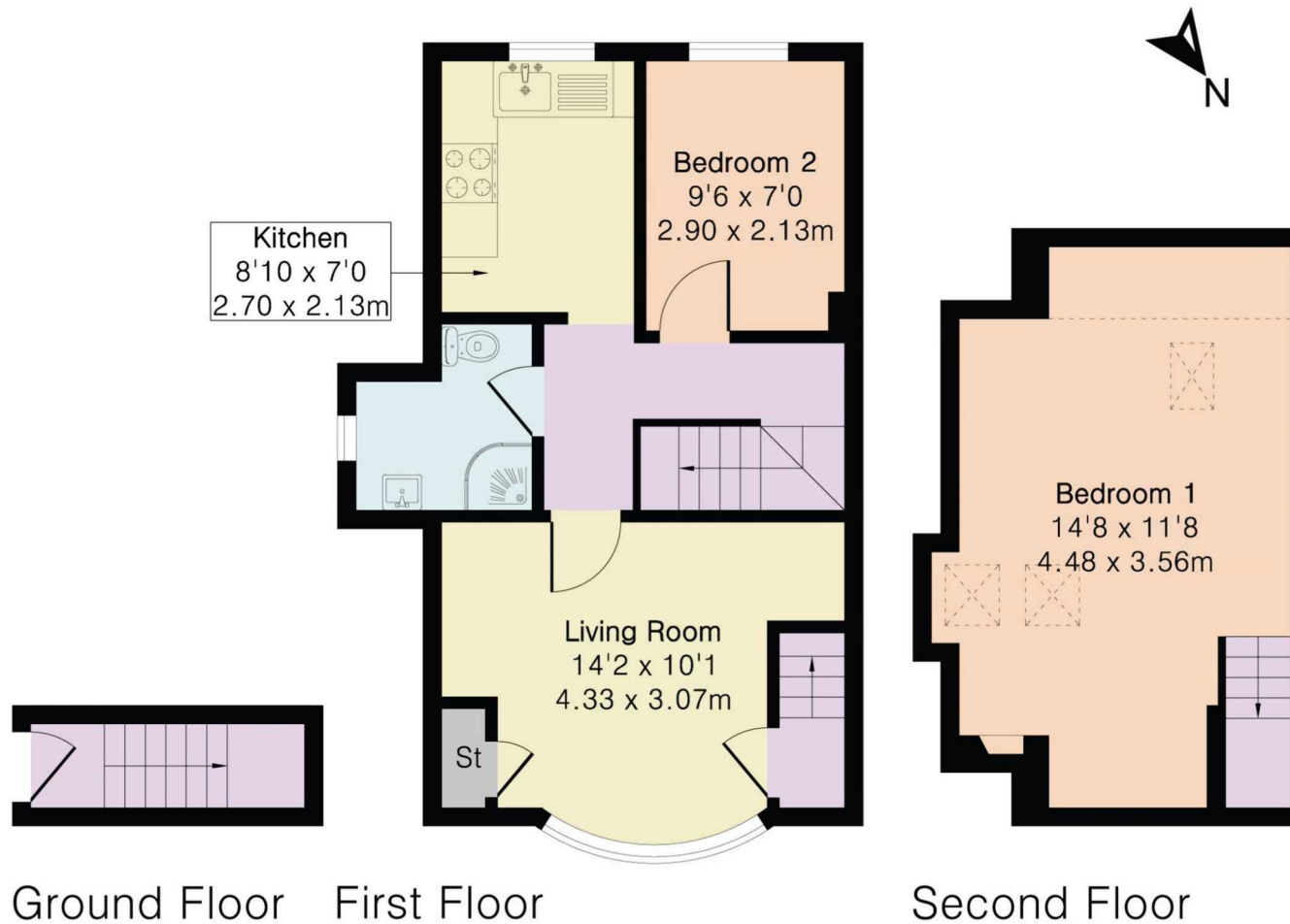
Nearby Headington provides; a wide range of shops including Waitrose and Co-op supermarkets, primary and secondary schools, the John Radcliffe, Churchill and Nuffield Hospitals and Oxford Brookes University. Historic central Oxford is just 4 miles distance with a choice of restaurants, cafes and shops and a variety of cultural and entertainment venues.



Approximate Gross Internal Area 618 sq ft - 58 sq m

First Floor Area 395 sq ft – 37 sq m

Second Floor Area 223 sq ft – 21 sq m



Ground Floor

First Floor

Second Floor



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