



Flat 3, Tomline Court, 28 The Avenue OX1 5PN



Flat 3

Immaculately presented two-bedroom first floor maisonette situated in the most desirable village of Kennington located on the outskirts of Oxford City centre. The light and airy accommodation benefits from a delightful open plan kitchen/dining living room and main principal double bedroom with contemporary en-suite shower room and further second double bedroom complemented by additional bathroom.

Tomline Court is well-situated within a delightful non-estate location within the popular village of Kennington. The property is within walking distance of many nearby amenities including shops, local pharmacy, doctors surgery, post office, school, church and public house. As well as stunning walks in Bagley woods, the local protected meadow and the Thames. There is an excellent bus service into Oxford city (circa. 2 miles) and the nearby town of Abingdon (circa. 5 miles) the Radley train station is also a short distance away via bus and the A34 is close by for road links to the north and south.

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Council Tax band: B

Tenure: Leasehold

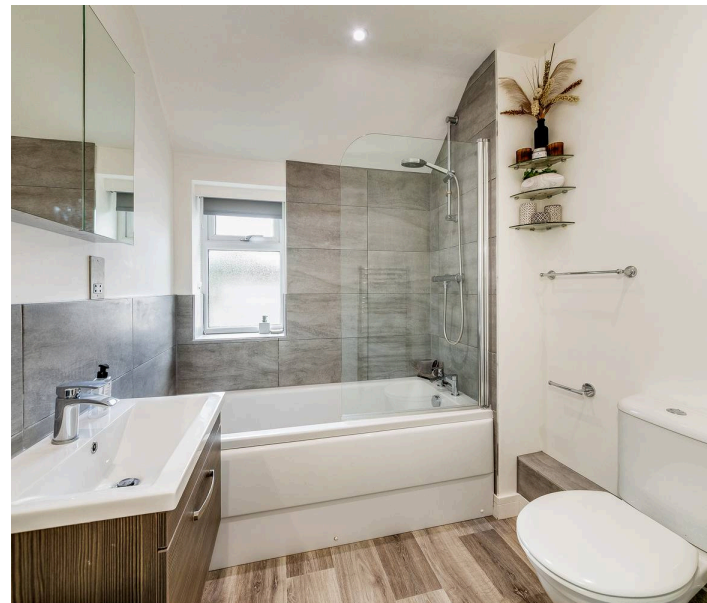
EPC Energy Efficiency Rating: C





Key Features

- Secure ground floor private entrance to entrance hall with stairwell leading to upper floor landing with built in storage
- Bay fronted open plan living room through to modern kitchen with many built-in electrical appliances
- Main principal double bedroom with fitted wardrobe cupboards and en-suite shower room
- Further second double bedroom with fitted storage complemented by further bathroom with white suite
- Externally the property benefits from West facing communal gardens with bike storage and both allocated and visitor parking
- Excellent lease with approximately 117 years remaining with a service charge of £1,984 per annum and a ground rent of £250 per annum





Tomline Court, OX1

Approximate Gross Internal Area = 82.0 sq m / 883 sq ft

For identification only - Not to scale



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