



JCP

ESTATE AGENTS

OXFORD

Furnace House, Oxford, OX2 6GF

Set on the prestigious Waterfront development in this fashionable central location convenient for the train station and other amenities. A spacious and stylish apartment with two secure underground parking spaces and electric charging point.

Corner Position | Inviting Reception Hall with Built in Cupboards | Spacious Open Plan Kitchen/Dining/Sitting Room | Three Double Bedrooms | Two En Suite Shower Rooms & Bathroom | Built in Wardrobes | Efficient Underfloor Heating & Double Glazing | Two Secure Underground Parking Spaces with Electric Charging Point | No Onward Chain |

TENURE & POSSESSION

The Property is Leasehold

LOCAL AUTHORITY

Council Tax Band F
Oxford City Council
Telephone: 01865 249811

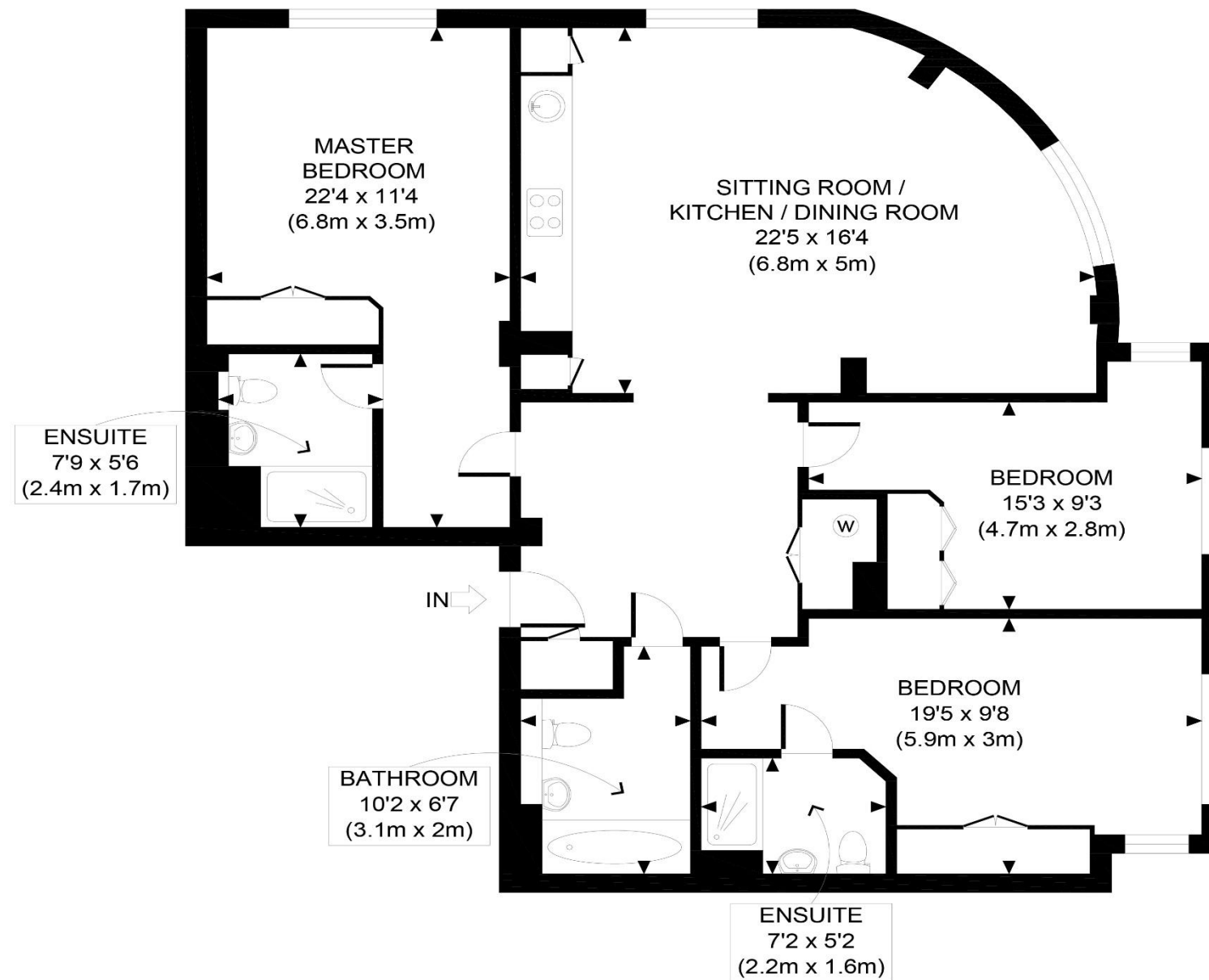


DESCRIPTION AND SITUATION

Set on the highly regarded Waterfront development built around a large central piazza adjacent to the Oxford canal, this stylishly presented ground floor apartment comes with two secure underground parking spaces with charging point and is offered for sale with no onward chain. The smart and well appointed accommodation comprises an inviting reception hall with built in cloaks cupboard and utility cupboard with plumbing for washing machine, spacious open plan kitchen/dining/sitting room with a range of integrated goods and enjoying a corner aspect, master bedroom with ensuite shower room, guest bedroom with ensuite shower room, third double bedroom and bathroom.

The property is well situated in Walton Manor on the very edge of the fashionable and vibrant Jericho within walking distance of the beautiful Port Meadow and offers easy access to day to day shopping facilities including restaurants, bars, pubs, supermarkets and a cinema along with the Radcliffe Quarter, Blavatnik School of Government, Schwarzman Centre for the Humanities and Oxford University Press. The more comprehensive facilities of the city centre are within level walking/cycling distance, including the impressive Westgate shopping centre and the constituent colleges and departments of The University of Oxford. There are rail services to London Paddington in approximately one hour from Oxford mainline station and London Marylebone from Oxford Parkway. There is also a coach station at Gloucester Green where there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.





GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1158 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1158 SQ FT / 108 SQM

Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation

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O X F O R D

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	