



**Connells**

Joan Lawrence Place  
Headington Oxford



## Property Description

Joan Lawrence Place is a small, modern development tucked away on the edge of the established Wood Farm area in Headington. Offering excellent convenience, this property comes to the market with no onward chain, making it a perfect choice for first-time buyers or investors alike.

Step inside and you'll find a welcoming entrance hall with two generous storage cupboards, a bright and spacious dual-aspect sitting/dining room, a well-planned separate kitchen, two comfortable double bedrooms, and a family bathroom completing the accommodation.

Outside, residents enjoy attractive communal gardens along with the benefit of allocated parking and additional visitors' spaces.

The location offers everything you need right on the doorstep, with local shops including a supermarket, post office, hairdressers, and takeaway options all close by. Frequent bus services provide easy access to central Oxford and the local hospitals, while Headington's wider amenities are just moments away.

This property combines convenience, comfort, and opportunity - an ideal home or a smart buy-to-let investment in one of Oxford's most practical locations.

## Entrance Hall

Security Intercom, loft access, coved ceiling electric heater.

## Living Room

18' 9" narrowing to x 9' 11" ( 5.71m narrowing to x 3.02m )

Window to the side and velux window to the front aspect, electric heater, TV point, restricted head room.

## Kitchen

8' 4" narrowing to x 6' 6" ( 2.54m narrowing to x 1.98m )

Velux window to the front aspect, fitted with a selection of floor and wall units, inset sink unit, space and plumbing for a washing machine, built in oven, hob and extractor over. Restricted head room

## Bedroom 1.

14' 3" narrowing to x 7' 1" ( 4.34m narrowing to x 2.16m )

Two velux windows to the rear aspect, electric heater, restricted head room.

## Bedroom 2.

8' 4" narrowing to x 7' 6" ( 2.54m narrowing to x 2.29m )

Velux window to the front aspect, electric heater, restricted head room

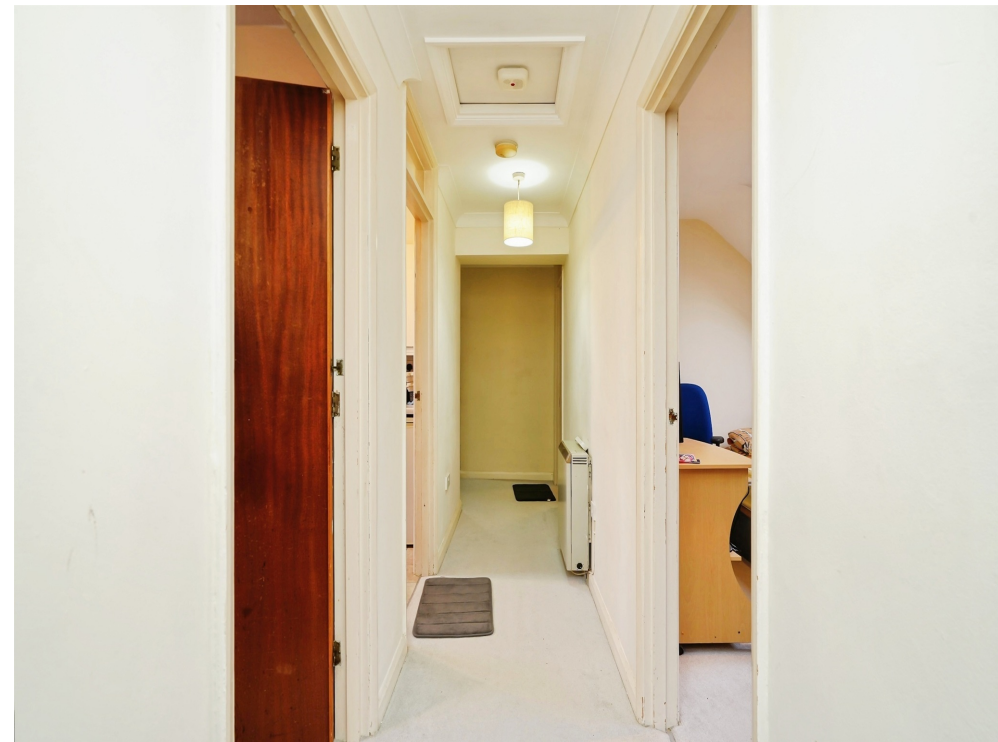
## Bathroom

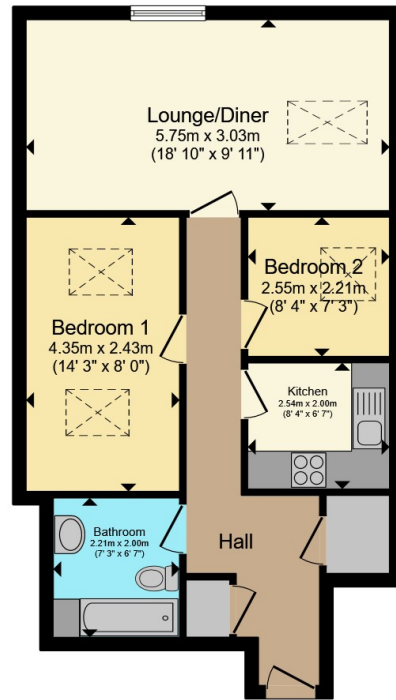
White suite comprising a low level WC, pedestal wash hand basin, bath with shower over. Light and shaver point, electric heater.

## Parking

One allocated space

## Communal Gardens





**Floor Plan**

Total floor area 54.9 m<sup>2</sup> (591 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**directions to this property:**

From Connells Headington office proceed south at the lights onto Windmill Road, take the left turning at the large traffic lights on to Old Road, first right into Titup Hall Drive and then first right into Jon Lawnce Place where number 11 is located within the 2nd building on the left hand side.

EPC Rating: C    Council Tax Band: C    Service Charge: 1367.74    Ground Rent: 200.00

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: HDT305248 - 0008