



**Wilson House, Armstrong Road, Littlemore, Oxford, OX4 4QY**

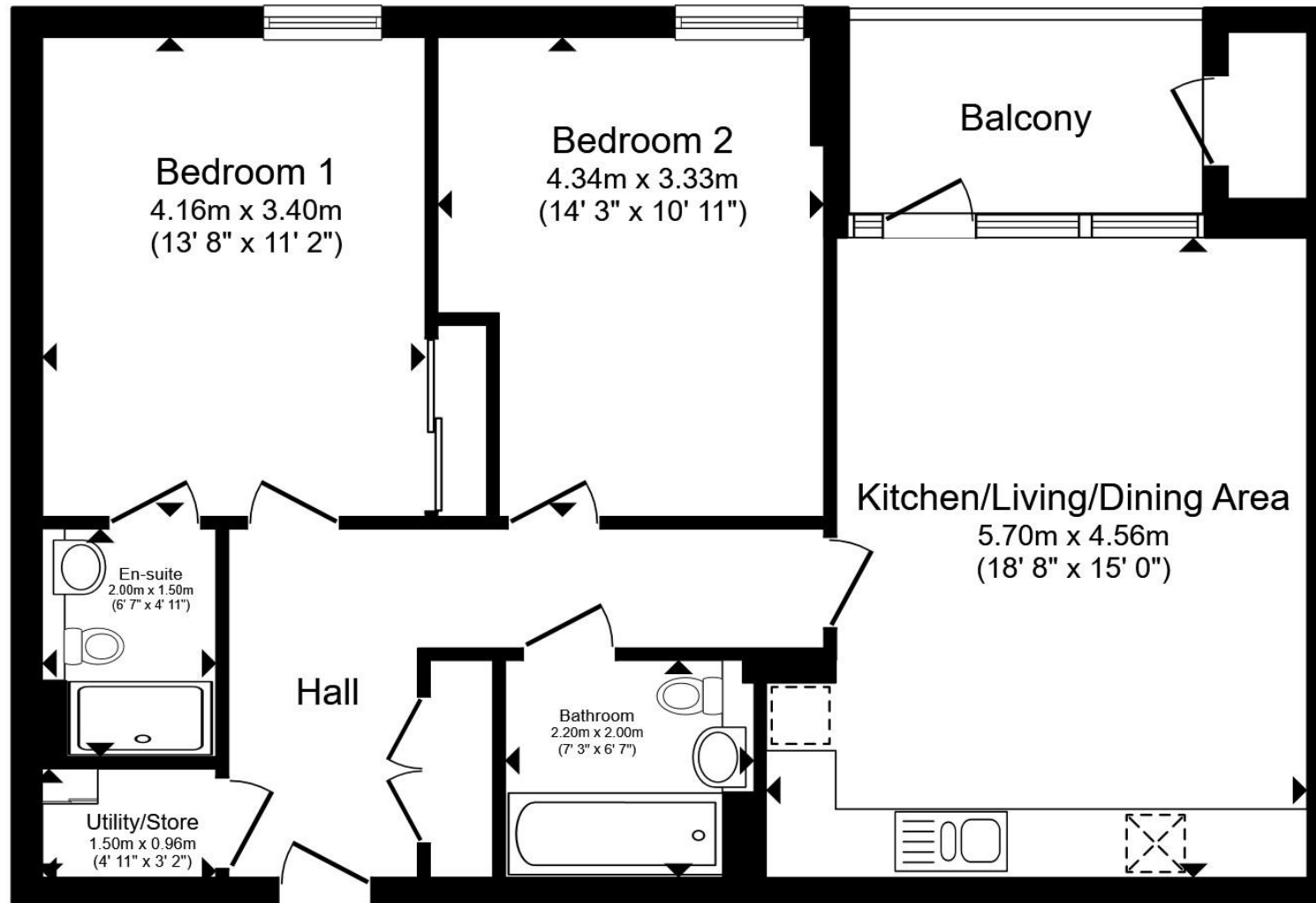


***Welcome to***

**Wilson House Armstrong Road, Littlemore Oxford**

Allen and Harris are proud to present this modern two bedroom, two bathroom first floor apartment within a impressive development located in the popular area of Sandford-on-Thames. This property features from an intercom system, communal lift, communal gardens and a bike store. There is a fully fitted modern kitchen in the spacious open plan living area and good amount of storage in the hallway. There are two generous sized double bedrooms, family bathroom, with the main bedroom having an en-suite.





**Entrance Hall**

**Utility Room**

3' 2" x 4' 11" ( 0.97m x 1.50m )

**En-Suite**

6' 7" x 4' 11" ( 2.01m x 1.50m )

**Bedroom One**

13' 8" x 11' 2" ( 4.17m x 3.40m )

**Bedroom Two**

14' 3" x 10' 11" ( 4.34m x 3.33m )

**Balcony**

**Kitchen/Living/Dining Area**

18' 8" x 15' ( 5.69m x 4.57m )

**Bathroom**

7' 3" x 6' 7" ( 2.21m x 2.01m )

**Total floor area 74.0 m<sup>2</sup> (797 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)

## Welcome to Wilson House, Armstrong Road, Littlemore Oxford

- No Onward Chain
- Two Bedrooms
- First Floor
- Apartment
- Family Bathroom

Tenure: Leasehold

EPC Rating: B

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Externally the property has a private balcony area with views over the communal gardens. The property is located in the sought after area of Sandford-on-Thames, with scenic walks down the river and local community events, with good nursery and school options as well as pub/restaurants and a fantastic hotel with leisure facilities.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/RSH106390](https://allenandharris.co.uk/Property/RSH106390)



Property Ref:  
RSH106390 - 0004

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