

FOR SALE



Albion Place, Oxford
Offers Over £290,000

MARTIN&CO

Albion Place, Oxford

Key Notes:

- Second Floor Apartment
- Close to Oxford Train Station
- Open Plan Kitchen Living Space
- Balcony
- Council Tax Band: C
- No Onward Chain
- Ground Rent: £100.00 PA
- Service Charge: £1,980.00 PA
- Lease Term: 149 Years from 25th March 1975
- Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

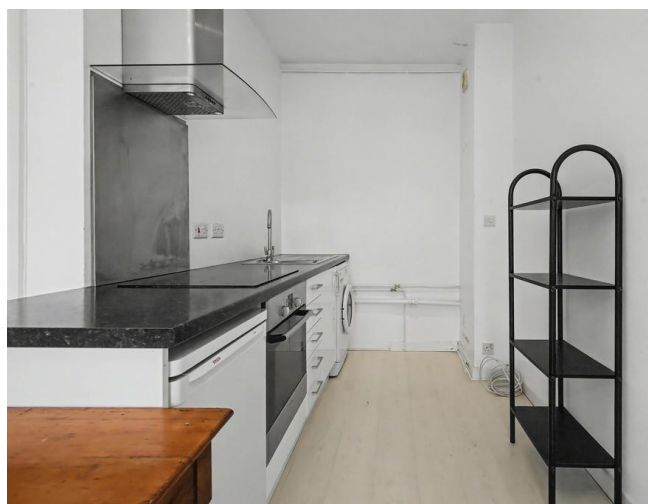


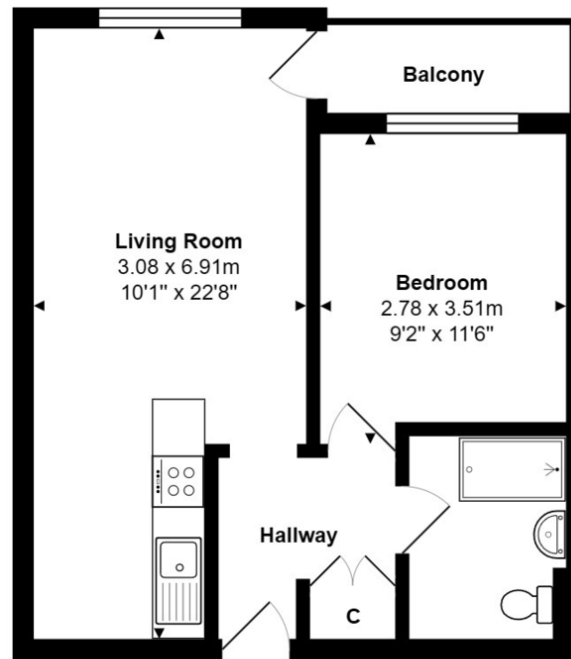
Martin & Co are delighted to present this well-appointed one-bedroom apartment located in Staincross House on Albion Place. Offered with no onward chain and vacant possession, this property is ideal for both first-time buyers and investors.

Situated on the second floor, the apartment benefits from lift access within the development. The internal accommodation features a bright and spacious open-plan kitchen and living area, a modern bathroom, and a comfortable double bedroom with direct access to a private balcony.

Staincross House is perfectly positioned for those seeking city centre living, with a wide range of amenities right on the doorstep. The property is just moments from the Westgate Shopping Centre and Oxford Castle Quarter, while the wider city centre is easily accessible on foot. Excellent transport links are also nearby, including both rail and coach stations.

For further information or to arrange a viewing, please contact Martin & Co Oxford. Early viewings are highly recommended.





Second Floor

Approximate Gross Internal Area
38.2 m² ... 411 ft² (excluding balcony)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.