



THOMAS
MERRIFIELD
SALES LETTINGS

6 Shirelake Close,
Oxford, OX1 1SN

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Situated in a convenient central Oxford location, this two bedroom first floor apartment enjoys delightful views across the river and offers the significant advantage of an allocated parking space.

- Communal Entrance leading to entrance hall
- Open-plan sitting, dining and kitchen
- Private balcony overlooking the river
- Two bedrooms
- Shower room
- Single allocated parking space
- Remaining Lease: 956 Years
- Service Charge: £1,719 per annum
- EPC Rating: C
- Council Tax Band: D

The accommodation is accessed via a secure communal entrance and comprises a welcoming entrance hall leading to a bright and spacious open-plan sitting, dining and kitchen area leading to a private balcony, providing an attractive outlook over the river.

There are two well-proportioned bedrooms and shower room. The property further benefits from gas-fired central heating, double glazing throughout and a single allocated parking space.

Available with no onward chain.

Guide Price £425,000 leasehold





According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good indoors and outdoors.

Shirelake Close is conveniently positioned for Oxford city centre, the vibrant amenities of nearby St Clement's and Cowley Road, and excellent transport links, including Oxford Railway Station and regular bus services. The city's renowned universities, hospitals, shops, restaurants and cultural attractions are all within easy reach.



Approximate Gross Internal Area 520 sq ft - 48 sq m

