



JCP

ESTATE AGENTS

O X F O R D

169 Southfield Park, Cowley, Oxford, OX4 2BQ

Guide Price £239,950

A well-presented two-bedroom first-floor apartment situated within the popular Southfield Park development, offering bright and spacious accommodation with attractive communal gardens and no onward chain.

The main living area is a generous open-plan kitchen, dining and sitting room of approximately 20ft, refitted to provide a practical and sociable space with large windows overlooking the communal gardens and woodland beyond. The kitchen offers a good range of storage, integrated cooking appliances and ample worktop space.

Both bedrooms are comfortable doubles with pleasant green views, while the shower room has been updated to include a walk-in shower and contemporary fittings.

Residents enjoy access to well-maintained communal gardens with lawned areas, mature trees and communal drying spaces.

Well Located Secluded Private Development | Smart Spacious Two Bedroom First Floor Flat | Open-plan Kitchen/Living/Dining Room with Garden Views | Modern Kitchen with Appliances and Refitted Shower Room | Attractive Communal Gardens | Residents Parking Zone | Long Leasehold | No Onward Chain | Excellent access to Oxford city centre, Cowley Road, Oxford Business Park and transport links |

TENURE & POSSESSION
The Property is Leasehold



LOCATION

Positioned in the highly desirable area of East Oxford, Southfield Park offers an excellent blend of city convenience and green surroundings. Tucked just off Bartlemas Close, the property is ideally located for access to Oxford city centre with main line rail and bus services to London, Oxford Business Park and the vibrant Cowley Road, well known for its eclectic selection of cafés, restaurants, independent shops and is a cultural venue. There is also good access to highly regarded hospitals, state and private schools, Oxford Brookes University and access to the ring road, A34 and M40 .

Residents can additionally enjoy a range of nearby green spaces, including South Park, riverside walks along the River Thames and the University Parks.

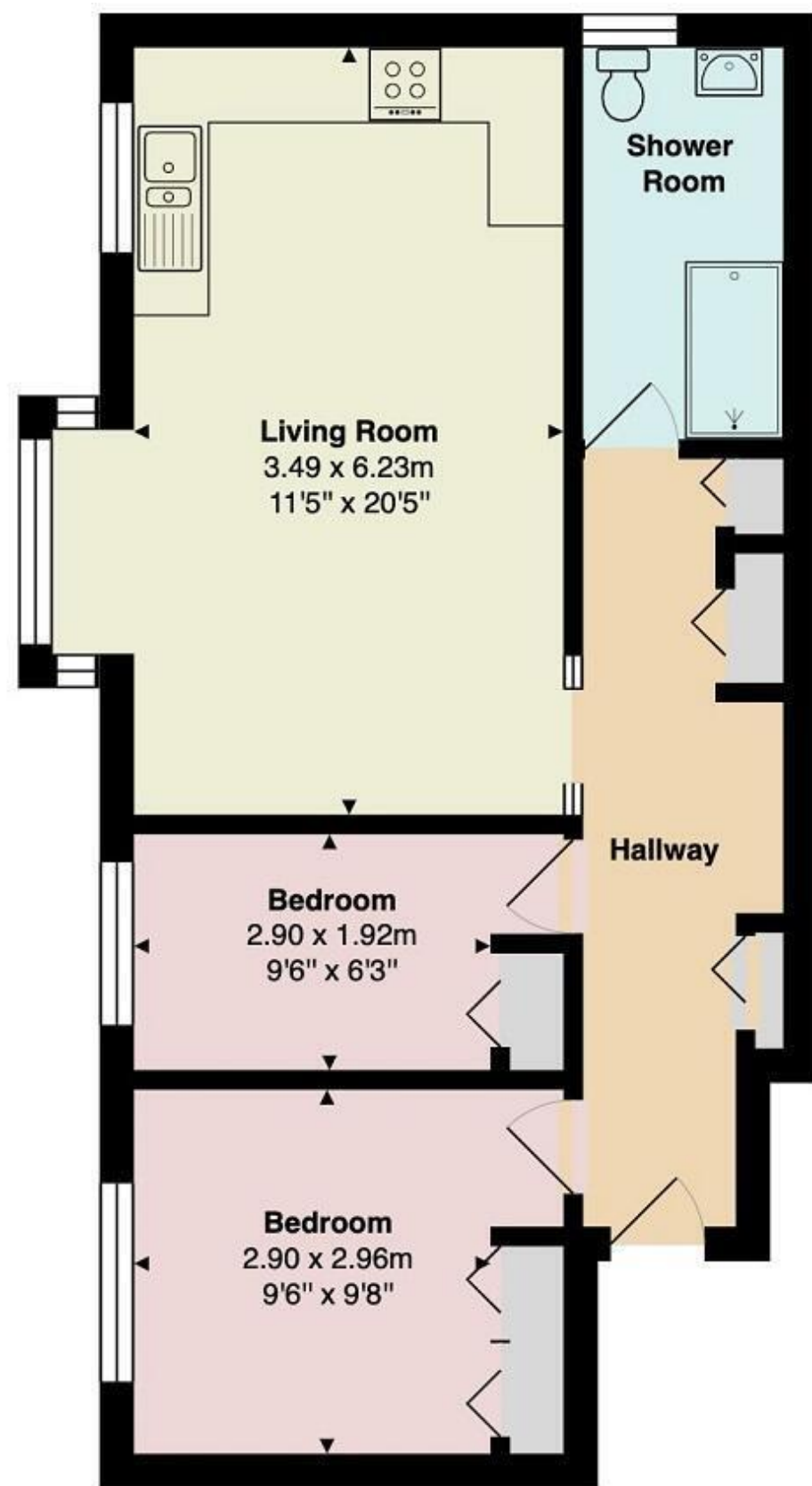
LOCAL AUTHORITY

Council Tax Band C

Oxford City Council

Telephone: 01865 249811





First Floor

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



James C. Penny Estate Agents

Sales | Lettings | Acquisitions | Management

Central North Oxford

113 Walton Street, Oxford, OX2 6AJ

Tel: 01865 55 44 22

Email: northoxford@jcpestateagents.co.uk

East Oxford

251 Cowley Road, Oxford, OX4 1XG

Tel: 01865 72 11 22

Email: eastoxford@jcpestateagents.co.uk

IMPORTANT NOTICE

James C. Penny Estate Agents and their clients give notice to anyone reading these particulars that: 1) These particulars do not constitute part of any offer or contract. 2) All text, photographs, dimensions, plans and references to the condition and necessary permissions for use and occupation, and any other details regarding the property are guidelines only and are not necessarily comprehensive, and as such are given without responsibility and any intending purchasers should not rely on them as statement or fact. 3) Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained by James C. Penny Estate Agents or their clients. 4) James C. Penny Estate Agents have not tested any services, equipment or facilities at the property. Any intending purchasers must satisfy these service by inspection or otherwise. 5) No person in the employment of James C. Penny Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC