



30 VENNEIT CLOSE, OXFORD, OX1 1HY

PENNY & SINCLAIR

DESCRIPTION

Located on the western edge of central Oxford is this two bedroom, two bathroom first floor apartment. Vennet Close was Oxford's first 'car free' scheme, however there is limited parking for owner occupiers on a first come, first served basis. The property is ideally placed for commuters or those wanting access to the Said Business School and Jericho is a 10 minute stroll away with its stylish bars and restaurants.

The apartment offers well-proportioned accommodation throughout comprising a sitting room with Juliet balcony, kitchen, master bedroom with en-suite and built in storage, further double bedroom and main bathroom. There are views over meadows and Fiddlers stream to the rear, whilst to the front there are views over the communal gardens. This would be a great home as well as a great investment purchase.

LOCATION

Vennet Close is located at the end of Rodger Dudman Way. The rail station and the Said Business School are within a five minute walk and this area lends itself to investors. Heading North, Jericho with its stylish bars, restaurants and Phoenix Picturehouse is within a 10 minute stroll. There are various shops in Jericho for your everyday needs as well as a small M&S food in the railway station.

DIRECTIONS

From Frideswide Square (Park End Street) head west towards Botley. Pass under the railway bridge and turn immediately right in to Rodger Dudman Way. Follow the road until you arrive at Vennet Close on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

TENURE & POSSESSION

The property is leasehold and offered with vacant possession.

There are approximately 110 unexpired years remaining on the lease.

Management Fee: £1200.00 (2016/17)

Ground Rent: £125.00 (2016/17)

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

Town Hall

St Aldates

Oxford

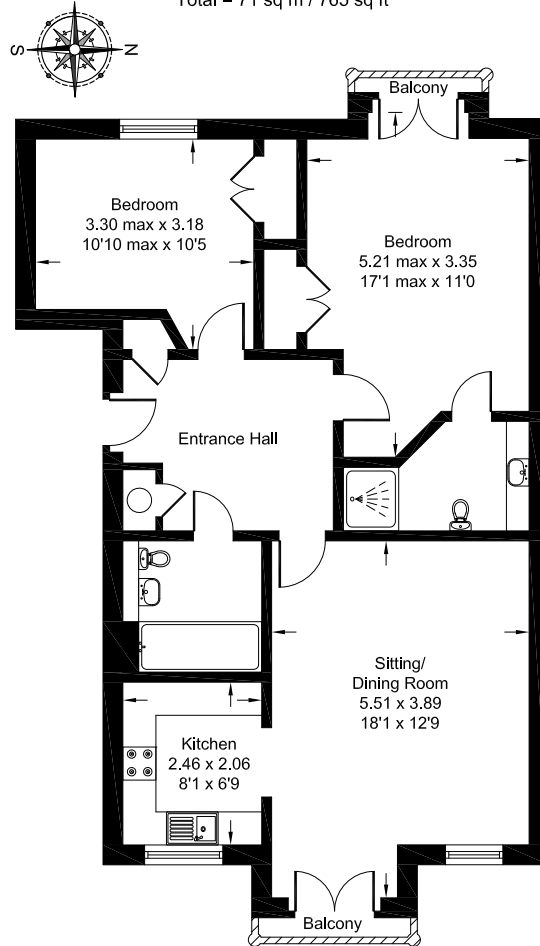
OX1 1BX

Telephone (01865) 249811

Council Tax Band 'D' amounting to £1,735.47 for the year 2016/17

Telephone (01865) 252870

Approximate Gross Internal Area = 71 sq m / 765 sq ft
Total = 71 sq m / 765 sq ft



**PENNY &
SINCLAIR**

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IMPORTANT NOTICE

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