



The Brambles, Oxford, OX3 7NZ

Guide Price £585,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The Brambles is an exclusive development of apartments and houses, tucked away just off the highly sought after Latimer Road, moments from London Road. Ideally positioned, the property enjoys easy access to the centre of Headington, with its excellent selection of shops, cafés, restaurants and everyday amenities all within a short walk.

Extending to approximately 1,397 sq ft, this spacious three bedroom apartment offers generously proportioned accommodation throughout and is perfectly suited to those seeking the convenience of apartment living without compromising on space. It will particularly appeal to discerning buyers looking for a low maintenance home with excellent access to Oxford City centre and its surrounding amenities.

The well presented accommodation comprises a welcoming entrance hall with a large storage cupboard, an impressive 25ft 4in x 15ft 5in living room featuring an attractive bay window, a separate fitted kitchen, a spacious master bedroom with an en-suite shower room, two further generous double bedrooms, and a family bathroom.



Council Tax Band: The property falls within Council Tax Band E.

Tenure: We understand that the property is held on a lease term of 999 years from 1st January 2005. •

Ground Rent: We understand that there is no ground rent payable. •

Service Charge: We understand that the current annual service charge payable is £2,251 per annum. •

Note: •The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.



Key Features

- First Floor Apartment
- Three Double Bedrooms
- Approximately 1,397 Sq Ft
- 25 ft Living Room
- En-suite To Master Bedroom
- Family Bathroom
- Allocated Parking Space
- Long Lease





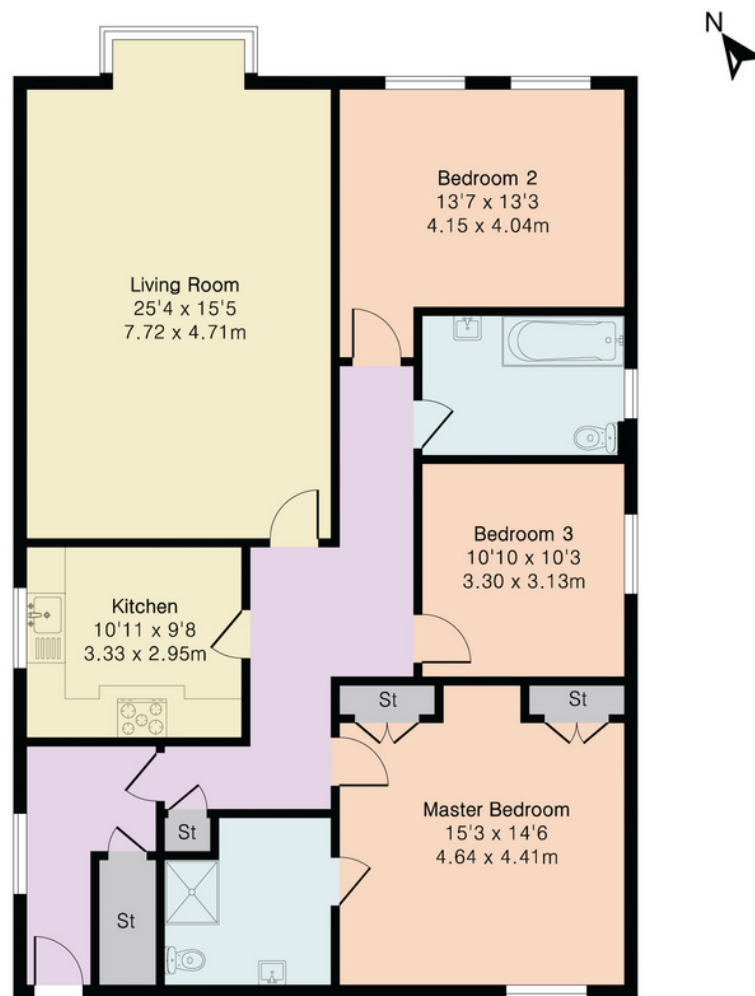
The Location

Excellent transport links include regular bus services to central Oxford, London and the major airports. The John Radcliffe, Churchill, Manor and Nuffield Hospitals, Oxford Brookes University and the University of Oxford's Old Road Campus are all within easy reach.

Connectivity: According to Ofcom, Standard and Superfast Broadband is available and mobile voice and data coverage is good outdoor and variable in-home.



Approximate Gross Internal Area 1397 sq ft - 130 sq m



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Oxford Office

Holyfield House, 1 Walton Well Road
Oxford, OX2 6ED

T 01865 515 000

E oxford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS MERRIFIELD

SALES LETTINGS