



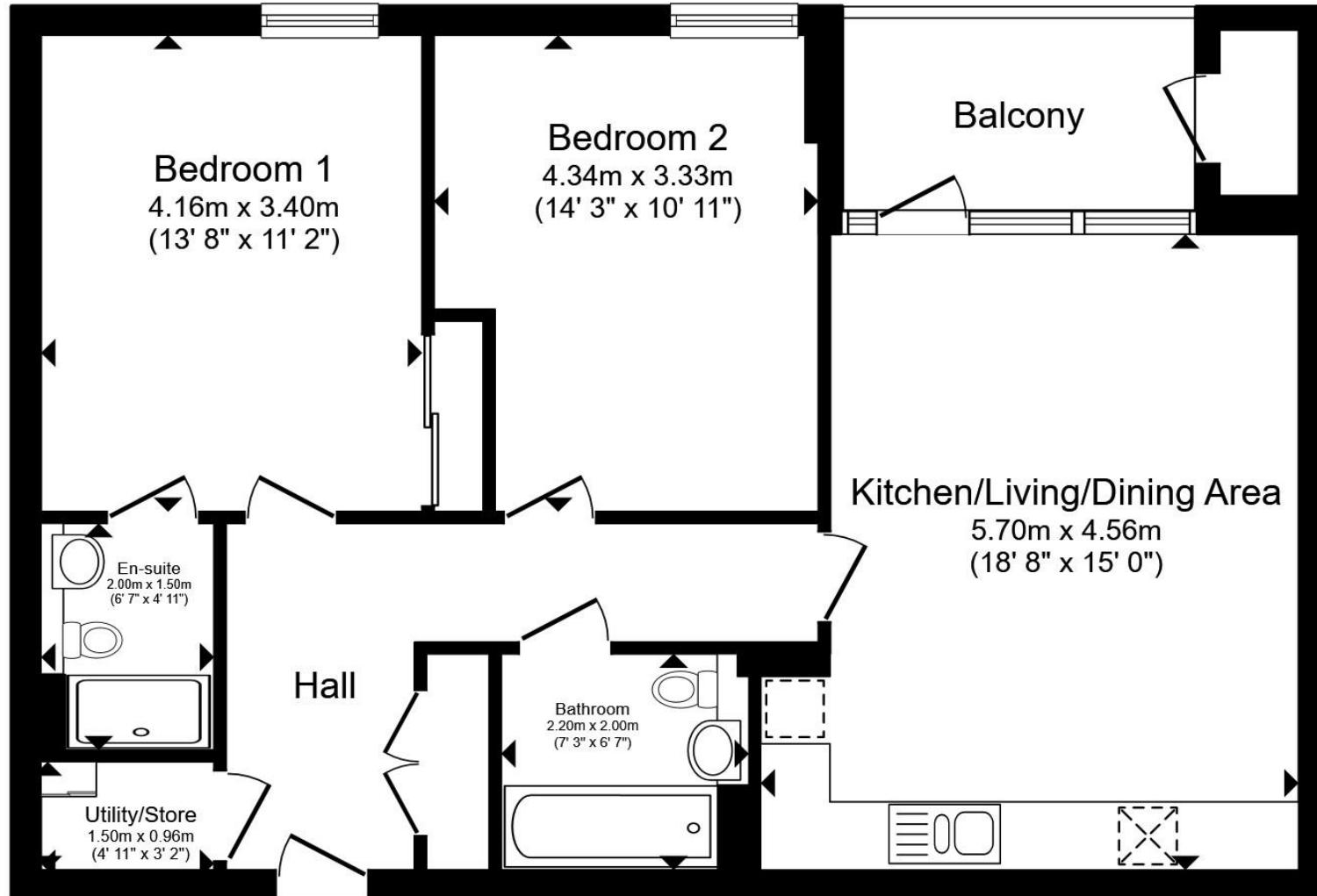
**Wilson House, Armstrong Road, Littlemore, Oxford, OX4 4QY**



**Welcome to**  
**Wilson House Armstrong Road, Littlemore Oxford**

Allen and Harris are proud to present this modern two bedroom, two bathroom first floor apartment within a impressive development located in the popular area of Sandford-on-Thames. This property features from an intercom system, communal lift, communal gardens and a bike store. There is a fully fitted modern kitchen in the spacious open plan living area and good amount of storage in the hallway. There are two generous sized double bedrooms, family bathroom, with the main bedroom having an en-suite.





Total floor area 74.0 m<sup>2</sup> (797 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

# Welcome to Wilson House, Armstrong Road, Littlemore Oxford

- No Onward Chain
- Two Bedrooms
- First Floor
- Apartment
- Family Bathroom

Tenure: Leasehold (60% shared ownership)

EPC Rating: B

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

## £200,000



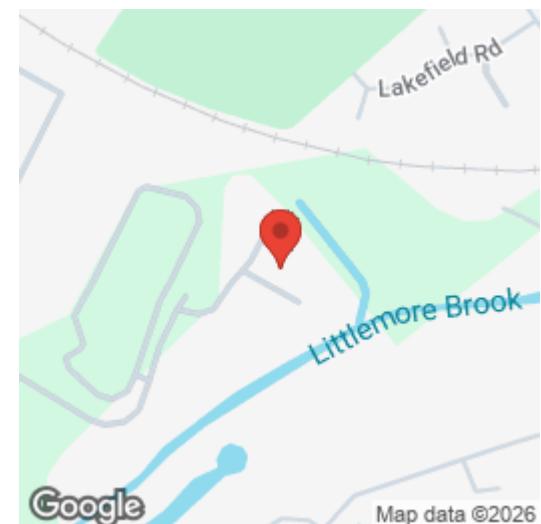
**view this property online** [allenandharris.co.uk/Property/RSH106390](http://allenandharris.co.uk/Property/RSH106390)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
RSH106390 - 0004

Externally the property has a private balcony area with views over the communal gardens. The property is located in the sought after area of Sandford-on-Thames, with scenic walks down the river and local community events, with good nursery and school options as well as pub/restaurants and a fantastic hotel with leisure facilities.



Please note the marker reflects the postcode not the actual property



**01865 711441**



[oxford@allenandharris.co.uk](mailto:oxford@allenandharris.co.uk)



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



[allenandharris.co.uk](http://allenandharris.co.uk)