



**Connells**

Minor House William Morris Close  
Oxford



## Property Description

Upon entering the property, you are welcomed by a spacious and well-maintained hallway which provides access to all rooms and sets the tone for the accommodation throughout.

The apartment features a bright and generously proportioned reception room, offering an ideal space for both relaxing and entertaining, with ample room for a range of furniture arrangements.

The kitchen is thoughtfully laid out and fitted with a range of wall and base units, providing excellent storage and preparation space, and creating a practical and inviting environment for everyday cooking.

Both bedrooms are well-sized and tastefully presented. The principal bedroom benefits from the added luxury of a private en-suite shower room, offering convenience and privacy. The second bedroom is also a good size and would be well suited as a guest room, home office, or nursery.

The accommodation is further complemented by a modern family bathroom, finished with contemporary fittings and designed with comfort and functionality in mind. The property is well presented throughout with a neutral décor, allowing incoming purchasers to easily personalise the space to their own taste.

The apartment is available to purchase either as a 100% share or as a 37% shared ownership, providing a flexible and accessible route onto the property ladder and making it an ideal choice for first-time buyers.

**Kitchen/Reception Room**

18' 3" max x 13' 7" max ( 5.56m max x 4.14m max )

**Bedroom 1**

11' 4" max x 11' 4" max ( 3.45m max x 3.45m max )

**Bedroom 2**

11' 4" max x 8' 4" max ( 3.45m max x 2.54m max )

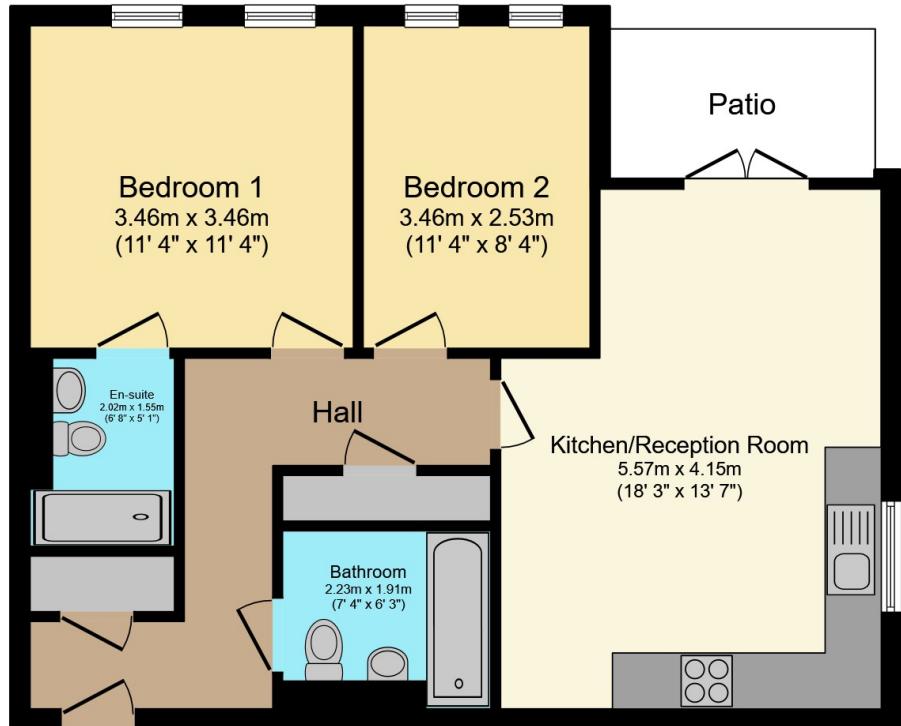
**Bathroom**

7' 4" max x 6' 3" max ( 2.24m max x 1.91m max )

**En-Suite Shower Room**

6' 8" max x 5' 1" max ( 2.03m max x 1.55m max )





Total floor area 61.2 m<sup>2</sup> (658 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)

Connells



To view this property please contact Connells on

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5 Market Square  
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EPC Rating: B  
 Council Tax  
 Band: D

Service Charge:  
 2880.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COW310631](http://connells.co.uk/Property/COW310631)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 19 Aug 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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