

FOR SALE



Rowland Hill Court, Osney Lane
Guide Price £465,000


MARTIN&CO

Rowland Hill Court, Osney Lane

Key Notes:

- Communal Gardens
- Allocated Covered Parking Space in Gated Community
- Two Bathrooms (inc En-Suite Shower)
- No Onward Chain
- Vacant Possession
- Council Tax Band: E
- Ground Rent: £0.00 PA
- Service Charge: £1,250.06 PA
- Lease Term: 999 years from 1st January 2003
- Tenure: Share of Freehold
- Close to Saiid Business School and Oxford Train Station
- Secure Bike Storage within the Gated Community

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This spacious and modern first-floor apartment offers two bedrooms and two bathrooms in the sought-after gated development of Rowland Hill Court. Available with no onward chain, the property also includes an allocated covered parking space within a secure community, as well as convenient bike storage for residents.

Ideally located near the Said Business School and Oxford's train and coach stations, the apartment is within easy walking distance of the city centre and its wide range of amenities. Its prime central location makes it an excellent choice both as a comfortable residence and a strong investment property, with consistent demand from professionals and academics.

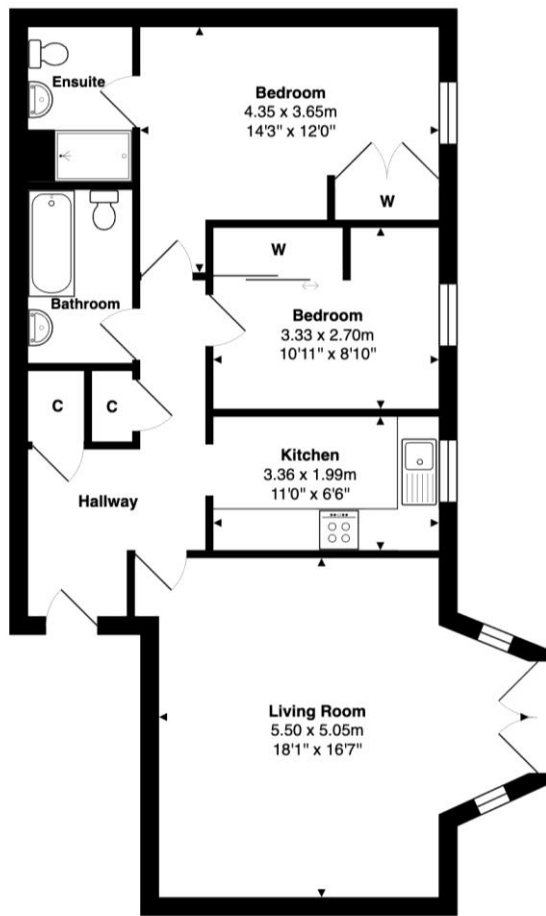
Extending to approximately 74.2 m² (798 ft²), the apartment is well laid out to maximise space and natural light, with south-facing aspects enhancing its bright and airy feel.

Internally, the property is decorated in neutral tones and features an entrance hall with an entry phone system and two storage cupboards. A particular highlight is the generously proportioned living room, measuring approximately 5.50m x 5.05m (18'1" x 16'7"), which is notably larger than a typical apartment reception room in the development. This versatile space comfortably accommodates both seating and dining areas, and is further enhanced by a large bay window and Juliette balcony.

The separate kitchen is fitted with modern units and integrated appliances. There are two well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room, along with a separate guest bathroom.

Residents also benefit from well-maintained communal grounds with mature trees, shrubs, and lawn areas, providing a pleasant setting within this secure development.

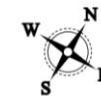




First Floor

Approximate Gross Internal Area

74.2 m² ... 798 ft²



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.

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