



**Connells**

Cherwell Drive  
Marston Oxford



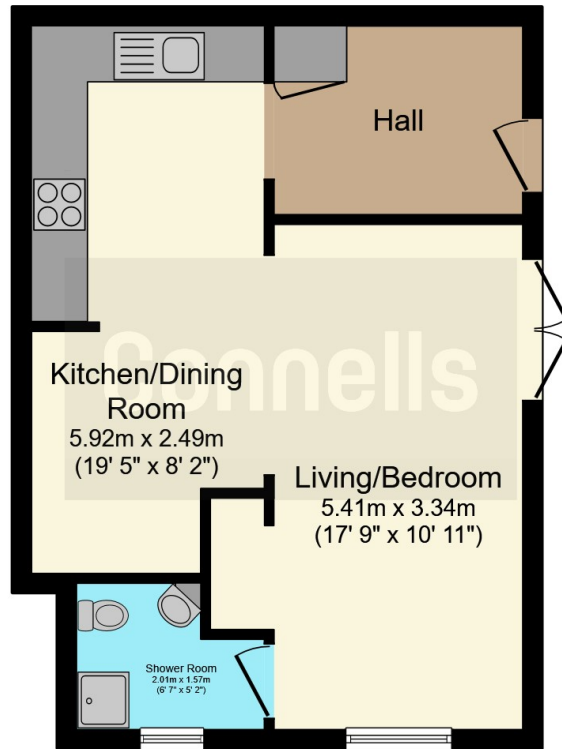
### Property Description

A fantastic opportunity to purchase this ground floor studio apartment, ideally situated on Cherwell Drive. The property benefits from its own private entrance, offering a greater sense of independence and convenience.

Located in a convenient and well-connected area, the apartment offers easy access to local amenities, the ring road, and the John Radcliffe Hospital. The Marston cycle path provides a scenic and direct route into Oxford city centre, making commuting or leisure rides a pleasure.







Total floor area 38.7 m<sup>2</sup> (417 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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129-131 London Road Headington  
OXFORD OX3 9HZ

EPC Rating: C Council Tax  
Band: B

Service Charge:  
1400.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HDT305503](http://connells.co.uk/Property/HDT305503)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2013. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HDT305503 - 0002