

FOR SALE



Marston Ferry Road, Summertown

2 Bedrooms, 1 Bathroom, First Floor Flat

Guide Price £430,000


MARTIN&CO



Key Facts:

- Two Bedroom Apartment
- Tenants in Situ- December 2024
- Allocated Parking
- Great Access into City Centre
- Spacious Living Space
- Service Charge: Bi Annual Payment of £725.00
- Ground Rent: Bi Annual Payment of £32.50
- Lease Term: 999 years from 25 March 1984

LIVING/DINING SPACE 15' 5" x 13' 5" (4.7m x 4.1m): Leading through the hallway you have the spacious Living/Dining Room. This also has access through to the kitchen and also has a balcony overlooking onto the communal grounds and parking area.

KITCHEN 9' 6" x 9' 6" (2.9m x 2.9m): The Kitchen is accessed through the living space and benefits from having a Gas Oven Cooker, Washing Machine, Fridge Freezer and plenty of unit storage space.

BATHROOM: Is located on the right hand side as you enter the flat. Consists of a Bath, overhead shower, sink basin, toilet and a towel rail.

MASTER BEDROOM 13' 9" x 10' 9" (4.2m x 3.3m): The master is a spacious double bedroom and has a built in wardrobe which is great for additional storage.

BEDROOM 2 10' 5" x 6' 2" (3.2m x 1.9m): Also benefits from a Built in Wardrobe which is great for additional storage space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

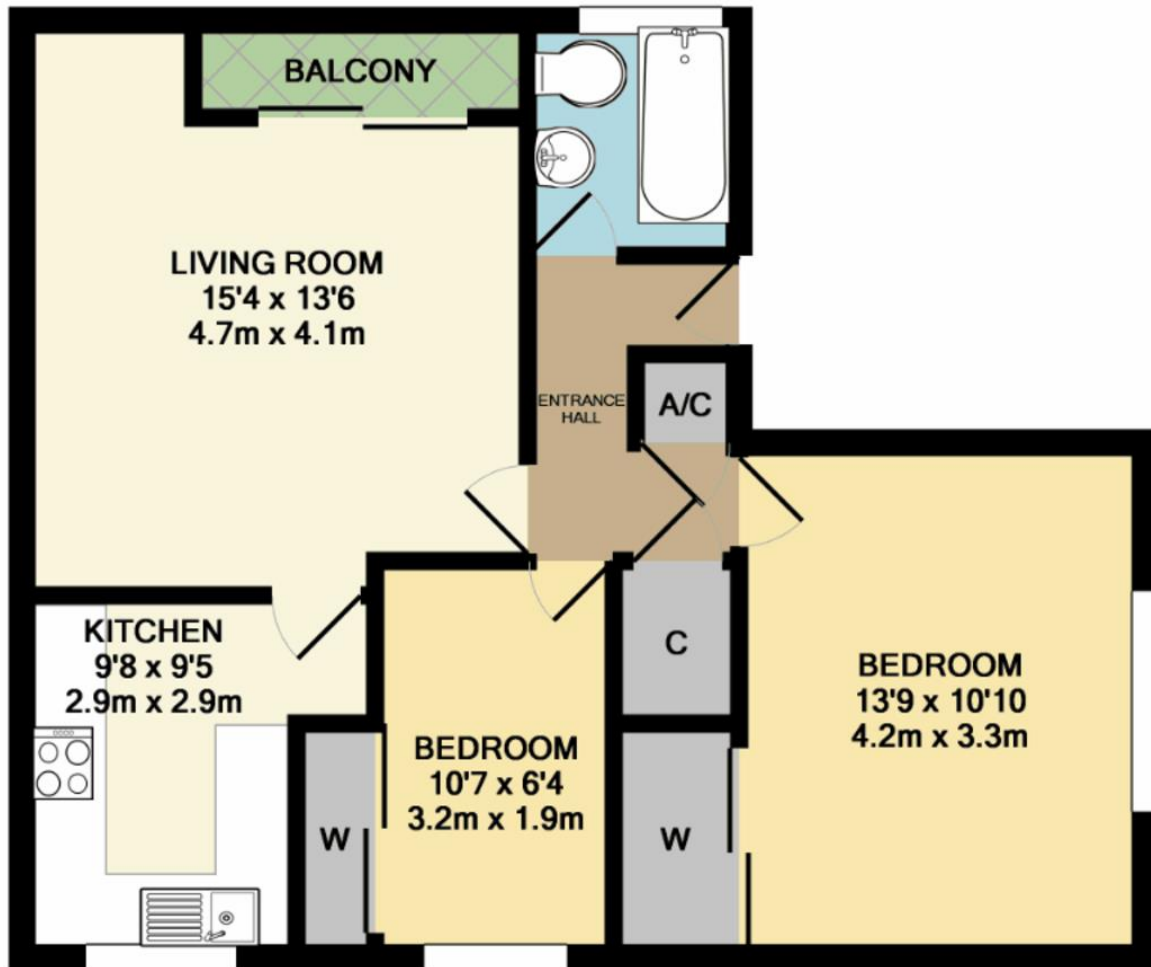


Martin & Co welcome to the market a Two Bed First Floor Flat located in Radley House, Marston Ferry Road. The flat will be sold with Tenants in Situ and will be offered with No Onward Chain.

The apartment is located on the south side of Marston Ferry Road. Entering the block, you enter the communal hallway leading to the first floor where the flat is located. Access can be provided through an Entry Phone System.

The flat comprises of Two Bedrooms, Spacious Open-Plan Living Space, Kitchen and a Bathroom. The flat also benefits from having ample storage space within the hallway and bedrooms. The living space also benefits from having a balcony overlooking the Communal Grounds. Furthermore, within the communal grounds, the flat has an allocated parking space.

To summarize, Radley House is conveniently located within minutes of the sports centre and doctor's surgery and is within easy walking distance of Summertown which has varied amenities including shops, cafes, bars, restaurants and public transport links into the city centre. The flat is also well positioned for access to the John Radcliffe Hospital. In addition, it is 0.8 Miles Away from the well know Dragon School.



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.