

**FOR SALE**



**Marston Ferry Road, Summertown**  
**Guide Price £390,000**

  
**MARTIN & CO**

# Marston Ferry Road, Summertown

## Key Notes:

- Council Tax Band: D
- Tenants in Situ or Vacant Possession
- Allocated Parking
- Great Access into City Centre
- Spacious Living Space
- No Onward Chain
- Service Charge: £1,500.00 PA
- Ground Rent: £75.00 PA
- Lease Term: 999 Years from 25<sup>th</sup> March 1984
- Tenure: Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

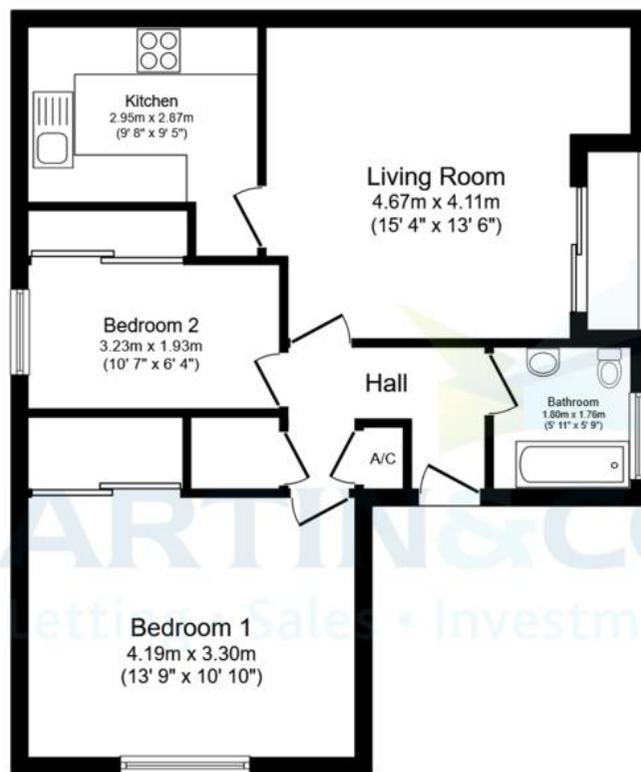
Martin & Co are delighted to present this two-bedroom first floor flat in Radley House, Marston Ferry Road. The property is offered to the market with flexibility. It can be sold with tenants in situ, providing an attractive investment opportunity, or with vacant possession, making it equally appealing to buyers looking for a new home.

The flat comprises two well-proportioned bedrooms with excellent storage, a spacious open-plan living area, a fitted kitchen and a bathroom. The living space opens onto a private balcony which enjoys views over the communal grounds, while further storage can be found throughout the hallway and bedrooms. The property also benefits from an allocated parking space within the grounds.

Radley House is conveniently located just minutes from the local sports centre and doctor's surgery, and within easy walking distance of Summertown with its wide range of shops, cafés, bars, restaurants and excellent public transport connections into Oxford City Centre. The property is also well placed for access to the John Radcliffe Hospital and lies only 0.8 miles from the renowned Dragon School.

This first floor flat combines comfortable accommodation with an enviable location and represents an excellent investment purchase.





### Floor Plan

Floor area 57.4 sq.m. (618 sq.ft.)

Total floor area: 57.4 sq.m. (618 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)

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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.