

FOR SALE



Nursery Close, Oxford

2 Bedrooms, 2 Bathroom, First Floor Apartment

Guide Price £270,000





Key Notes:

- First Floor Two Bed Apartment
- Close to Local Shops- West Way Shopping Centre
- Open Plan Living/Kitchen Area
- Tenants In-Situ until 25th Nov 2023
- Offered with No Onward Chain
- Council Tax Band: C
- Service Charge: £1,526.00 PA
- Ground Rent: £263.00 PA
- Tenure: Leasehold (111 Years Remaining on Lease)

MASTER BEDROOM 15' 5" x 9' 3" (4.7m x 2.83m):

As you enter from the hallway, on your right hand side is the Master Bedroom. This has a Built In Wardrobe and also benefits from having an En-Suite Shower Room.

MASTER BEDROOM EN SUITE 5' 9" x 5' 8" (1.77m x 1.73m): The En-Suite includes a Standing Shower, Toilet and Sink Basin.

SECOND BEDROOM 15' 5" x 6' 9" (4.70m x 2.08m):

Leading from the Master Bedroom, you have the second bedroom which is a good size double. This room also benefits from having a built in wardrobe.

BATHROOM 7' 3" x 5' 7" (2.23m x 1.71m): Has a Bath with overhead shower, sink basin and toilet.

LIVING DINING SPACE 18' 8" x 9' 1" (5.70m x 2.77m):

Finally, at the end of the hallway, is the Living Dining Space which has a Juliette Balcony and access to the Kitchen.

KITCHEN 7' 3" x 6' 5" (2.23m x 1.96m): Kitchen is accessed through the living space and has an Oven Cooker, Washing Machine, Fridge Freezer and Unit Space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co welcome this lovely Two Bed First Floor Apartment situated in Nursery Close, Botley. The trendy modern apartment has great links to local amenities and bus routes to the centre of Oxford.

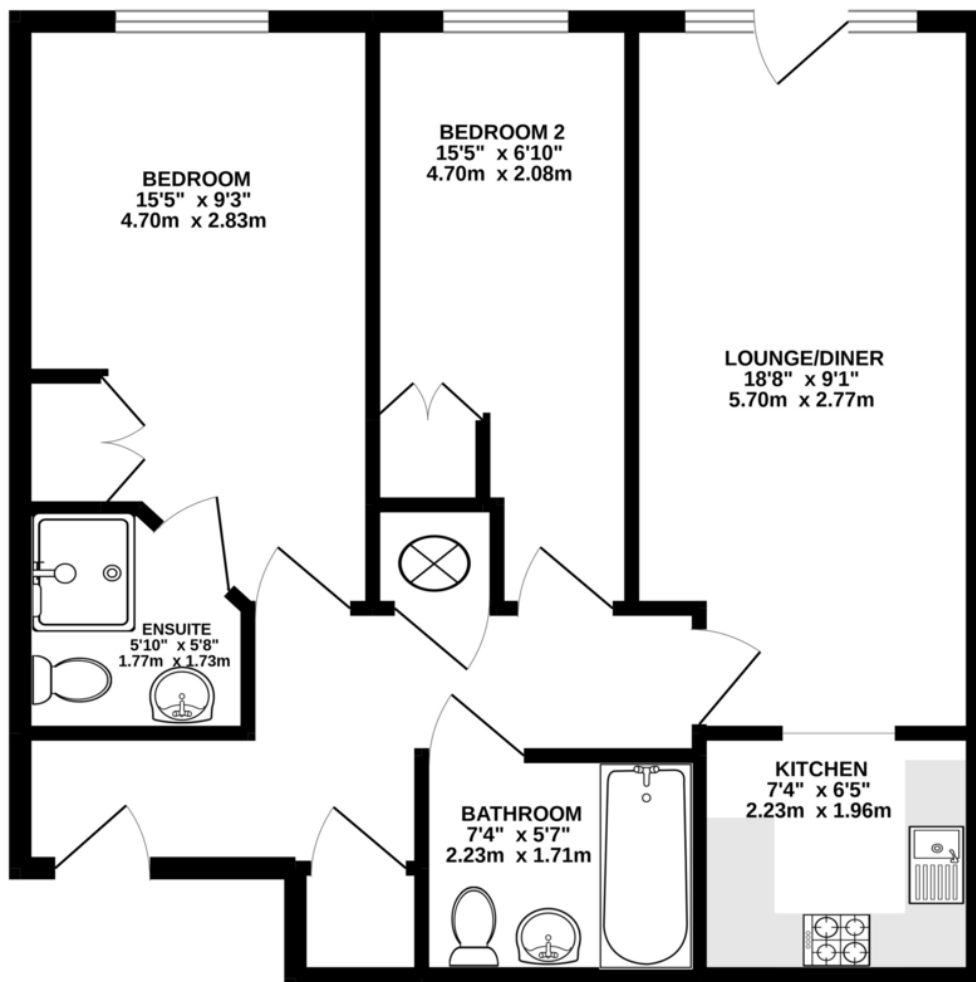
The apartment comprises of Two Double Bedrooms which the Master benefits from an En-Suite Shower Room, an Open Plan Kitchen-Living Space which has access to a Juliette Balcony and a Bathroom. It also boasts of plenty storage Cupboards throughout the hallway.

Additionally, it currently has Tenants in Situ until November 2023 but is marketed with Tenants in Situ or Vacant Possession. It also benefits from an Allocated Parking Space within the Gated Community. It will be sold with No Onward Chain.

Viewings are Highly Recommended.



GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.