

FOR SALE



Venneit Close, Oxford

**3 Bedrooms, 2 Bathroom, First Floor
Apartment**

Offers In Excess Of £390,000




MARTIN&CO



58 Venneit Close

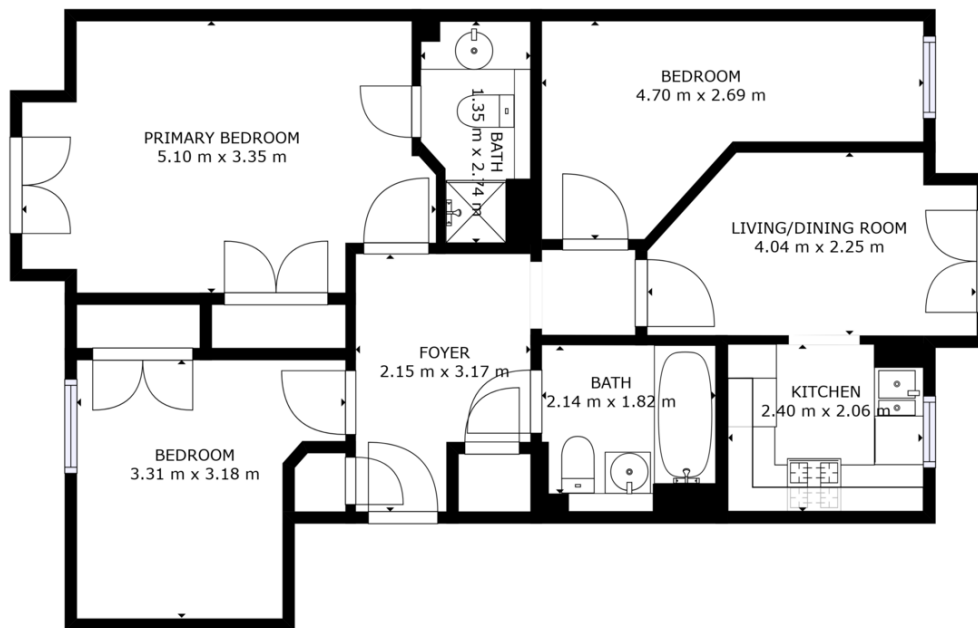
- Three Bedrooms
- First Floor Apartment
- Tenants in Situ from September 2022
- Leasehold- 125 Years from 1st January 2001
- Ground Rent: £125.00 Per Annum
- Service Charge: £1,450.00 PA

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

Martin&Co welcome this recently refurbished contemporary Three Bedroom First Floor Apartment situated in the highly sought after development Venneit Close. The property is either being sold with tenants in situ and offering investors a gross yield of 5.98% at the current rate of £2,020 PCM starting from September 2022 or with Vacant Possession.

A bright Three-Bedroom apartment situated in the heart of Oxford City centre, with stunning views looking on to the Communal Grounds. The apartment also benefits from being only 0.4 Miles Away from the Oxford Train Station.

The apartment will be offered with No Onward Chain and the Furniture will be included.



GROSS INTERNAL AREA
FLOOR 1: 69 m²
TOTAL: 69 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Martin & Co Oxford

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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.