



**CLEAR WATER PLACE**  
OXFORD, OX2 7NL

**PENNY &  
SINCLAIR**



# CLEAR WATER PLACE

OXFORD, OX2 7NL

£499,950

**A beautifully presented two bedroom apartment with communal garden and lake views located on the popular Waterways development.**

Two Double Bedrooms • Two Bathrooms (One En Suite) • Allocated Parking • Communal Gardens • Underfloor Heating • EPC - D •

## DESCRIPTION

A spacious two double bedroom ground floor apartment located in the popular Waterways development. The property offers a large open plan kitchen/living/dining room area, a good sized master bedroom with built in wardrobes and en suite shower room, second double bedroom with built in wardrobes and a family bathroom. To the exterior there is allocated parking for one car and well kept communal grounds. The apartment also offers views of the aforementioned communal gardens and lake. The property is offered to the market in 'move in' condition.

## SITUATION

Situated on the desirable Oxford Waterways development near the Oxford Canal, the property is well located for walking into Summertown which has a great range of shops, boutiques and cafes. There is also a number of doctors surgeries, a public library and sports centre. The property sits in the Phil & Jim primary school catchment and Cherwell secondary school catchment. In addition there are a number of highly regarded private schools including St. Edwards, Oxford High School & Summer Fields all within short reach of the property. The city centre is easily accessed by bus, car or bicycle via Woodstock Road where you will find buses running every 15-20 minutes. The Oxford ring road offers links to the M40, A40 and A34 for convenient access out of Oxford and for those needing to commute back into London. Oxford Parkway station is approximately three miles away with an estimated journey time to London Marylebone of 55 minutes.

## VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair.

## SERVICES

All mains services are connected.





### TENURE

The property is being sold with vacant possession upon completion. The property is leasehold with 109 unexpired years remaining (125 years from 1 March 2006).

Annual Service Charge: £2,580.02

Ground Rent: For the first 25 years of the term the sum is £250 p.a.

For the second period of 25 years of the term the sum is £500 p.a.

For third period of the 25 years of the term the sum is £1,000 p.a.

For the fourth period of 25 years of the term the sum is £2,000 and for the final period of years of the term the sum is £4,000 p.a. payable half yearly in advance on the payment days.

### FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

### COUNCIL TAX

Council Tax Band 'E' amounting to £2720 for the year 2022/23.

### LOCAL AUTHORITY

Oxford City Council

City Chambers

Queen Street

Oxford OX1 1EN

Telephone (01865) 249811

### AGENT'S CONTACT DETAILS

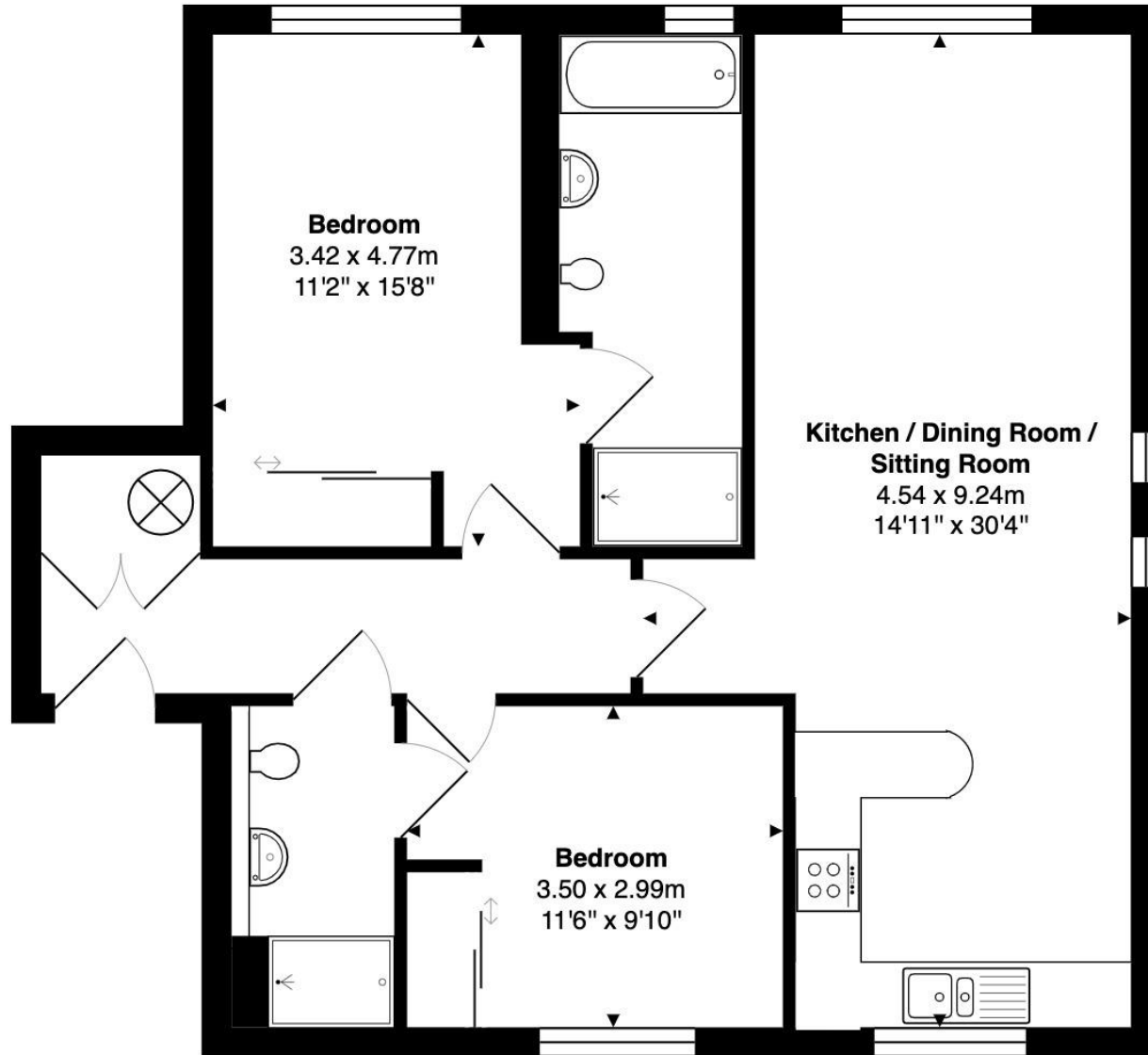


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**Approximate Gross Internal Area**

82.0 m<sup>2</sup> / 883 ft<sup>2</sup>

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