

2 BUTLER CLOSE
CENTRAL NORTH OXFORD

2 Butler Close

Oxford, OX2 6JG

2 Butler Close is a ground floor studio apartment located in a desirable development in Central North Oxford. It benefits from a private entrance as well as spacious and well-maintained communal gardens – perfect for sitting out in the summer.

There is an entrance hallway with suitable space for shoes and coats. The kitchen is separate with an immersion hot water tank in a cupboard to the rear. The apartment has an open plan reception / bedroom area with views out onto the communal gardens, access to the bathroom and a storage area is via the main room.

This apartment comes with a garage, suitable for parking or storage, and the development offers space to secure bicycles. Additional parking is available within Butler Close on a first come, first served basis.

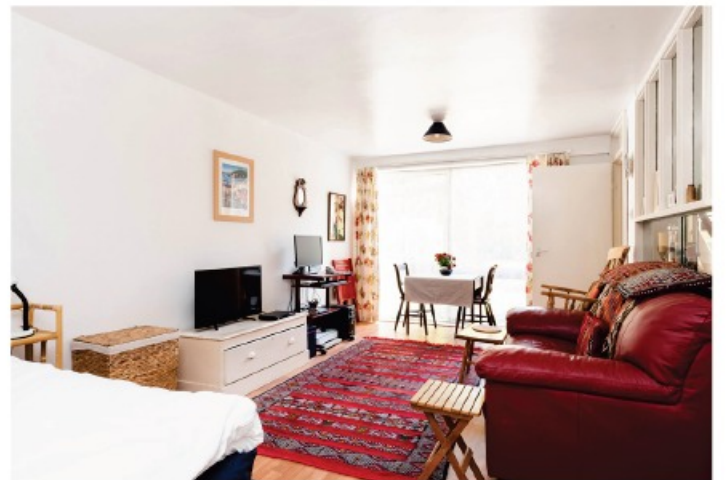
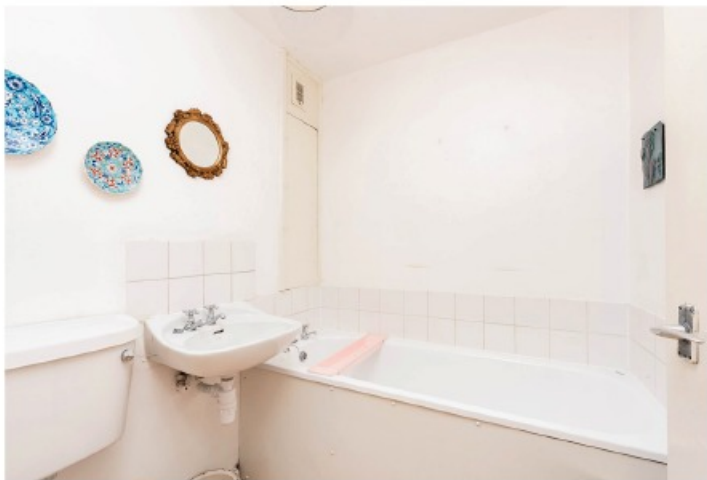
The apartment would serve as an excellent investment property or home in the area.

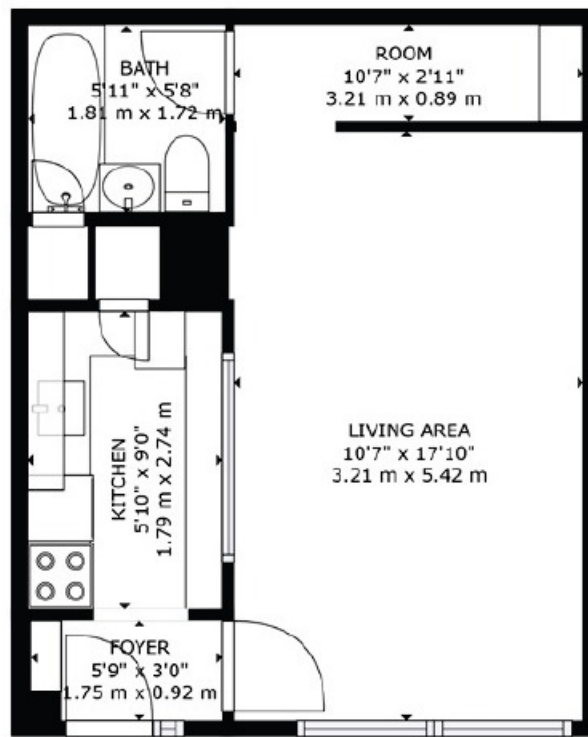


Garage

Guide Price: £270,000

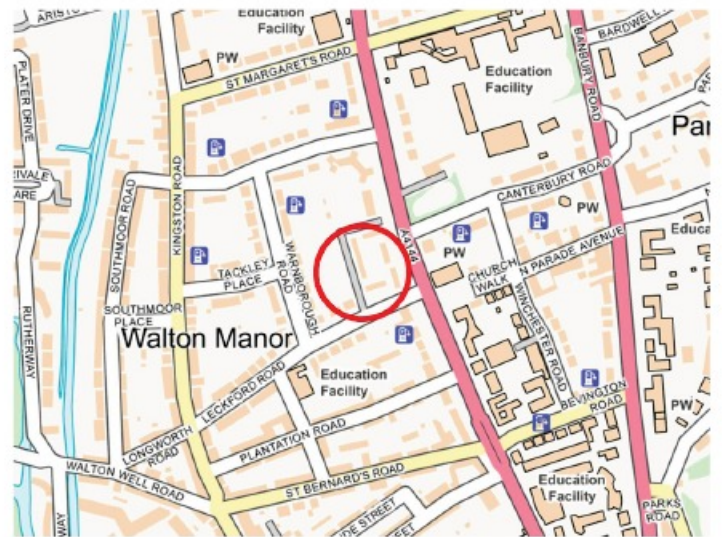
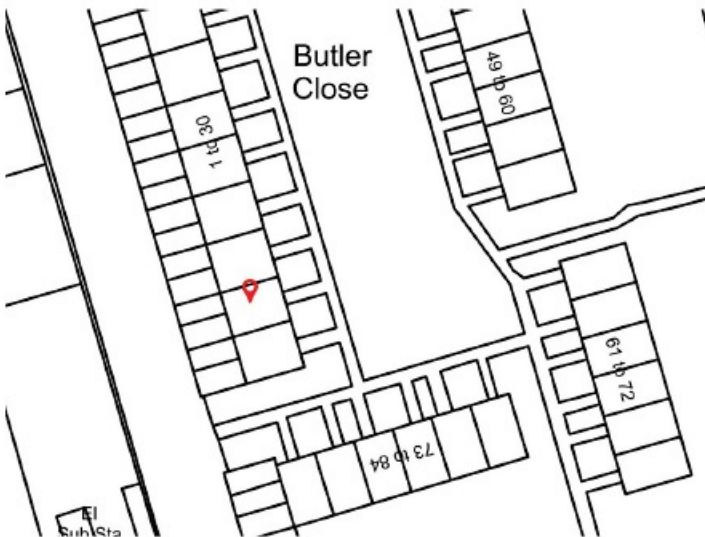






FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 351 sq. ft. 33 m²
 TOTAL: 352 sq. ft. 33 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lease: Share of Freehold	Ground Rent: N/A
Service Charge: £1,600 per annum	Council Tax: Band B - £1731

2 Butler Close OXFORD OX2 6JG	Energy rating E
Valid until 18 April 2032	Certificate number 9813-1008-8224-0802-1214

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“Location comment”

Butler Close is situated in one of the most desirable parts of the city, Central North Oxford. It is well positioned for access to Jericho's shops, restaurants and other local amenities. There are a range of schooling options nearby.

For transport links, the A34, A40 and M40 are within easy reach. Bus and rail stations are accessible and provide excellent services to London.

Port Meadow, the canal and other green spaces are within walking distance.





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