

FOR SALE



Rowland Hill Court, Oxford

2 Bedrooms, 1 Bathroom, Ground Floor Flat

Offers In Excess Of £400,000



Key Points:

- Two Bed Ground Floor Flat
- Share of Freehold
- 999 Years on Lease from 2000
- Service Charge: £1,000.00 PA
- Ground Rent: £1.00 PA
- Great Investment Opportunity
- Walk to Centre of Oxford
- Allocated Parking Space within Gated Community.
- No Onward Chain

MASTER BEDROOM 8' 8" x 15' 11" (2.65m x 4.86m) Good Size Double Bedroom also benefits from an integrated wardrobe. Furthermore, the bedroom is South West Facing.

BEDROOM/STUDY 6' 7" x 12' 1" (2.02m x 3.70m) Second Bedroom is a single/study room which is also South West Facing. Great additional space to use as a guest room or place to work.

LIVING ROOM 10' 8" x 16' 11" (3.27m x 5.17m) Spacious Living/Dining Room which also leads to the Kitchen. Living Space also benefits from having a new updated storage heater fitted.

KITCHEN 6' 9" x 10' 8" (2.07m x 3.27m) Kitchen is accessed through the living space. The kitchen has appliances integrated in such as Fridge Freezer, Oven Cooker and Washing Machine. Furthermore, it also has a window looking out on to the communal gardens and parking area.

BATHROOM 6' 9" x 5' 6" (2.08m x 1.69m) Bathroom has been professionally cleaned since the tenants have vacated and the silicone seal has been redone all around the bath tub. Furthermore, the bathroom also has an electric towel heater.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



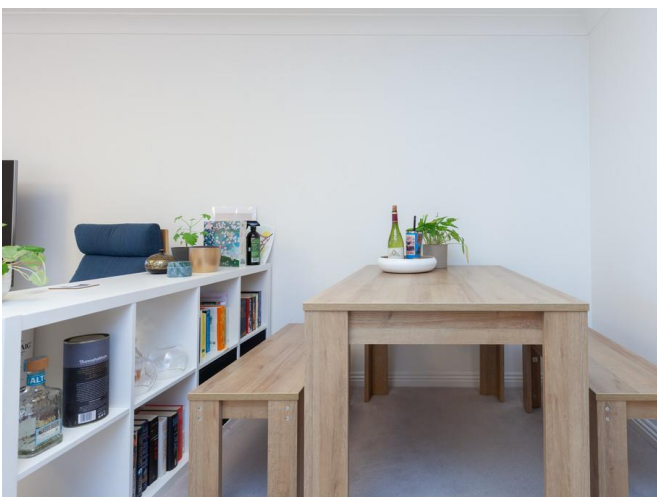
Martin&Co welcome this lovely Two Bed Ground Floor Flat situated in Rowland Hill Court, Osney Lane.

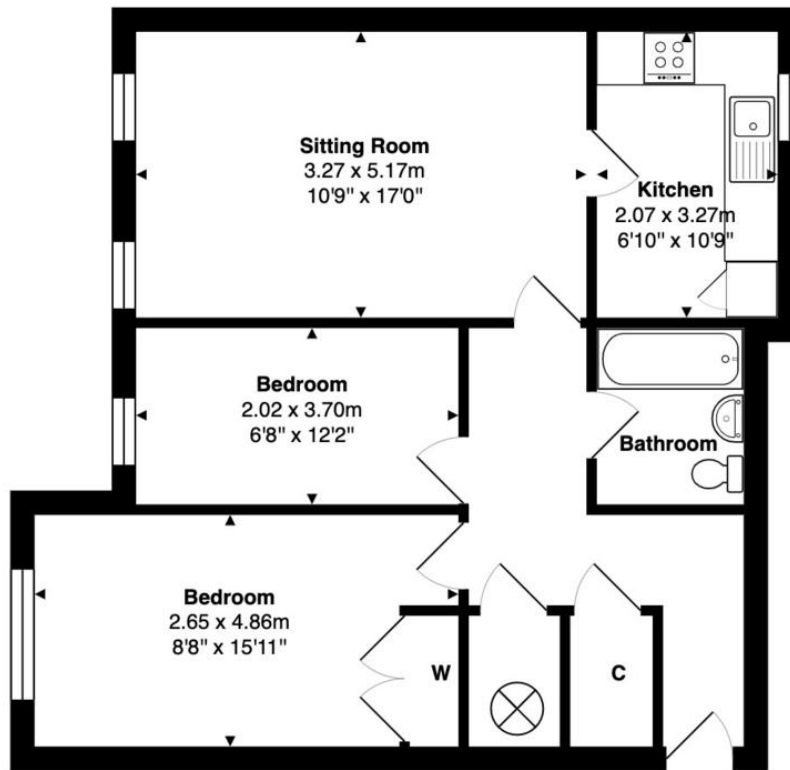
The Flat benefits from having Two Bedrooms, Bathroom, Open-Plan Kitchen Living Space and plenty of storage in the Hallway. The Master Bedroom also benefits from having a Built-In Wardrobe. The Second Bedroom can also be used as a Study Room. Furthermore, each Room and the Hallway have Electric Storage Heaters fitted in.

The Flat also benefits from having an Allocated Parking Space within the Secure Gated Development which also leads to the Communal Gardens.

Rowland Hill Court is located in a Gated Development in the heart of Oxford. It offers easy access to Train Station, Saïid Business School and Westgate Shopping Centre.

Viewings are Highly Recommended and it will be sold with No Onward Chain. Any questions, please do contact Martin&Co Oxford.





Ground Floor



Approx. Gross Internal Area: 61.5 m² ... 662 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk

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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.