

FOR SALE



Lincoln House, Rewley Road

2 Bedrooms, 2 Bathroom, Apartment

Offers in Excess of £400,000



Key Notes:

- Second Floor Apartment
- Two Double Bedrooms
- Master Bedroom inc. En-Suite Bathroom
- Two Bathrooms
- Allocated Parking- One Vehicle
- Visitor Parking around Development
- Council Tax Band: D
- Service Charge: £972.00 PA
- Ground Rent: £100.00 PA
- Lease Length: 999 Years from 1996
- No Onward Chain

HALLWAY 9' 5" x 21' 7" (2.89m x 6.58m): Entering into the property you have the family bathroom immediately to the left, further down on the left you have the kitchen, opposite is the master bedroom with en-suite, adjacent to this is the living room, airing cupboard towards the end and at the very end of the hallway is the second bedroom.

FAMILY BATHROOM 7' 7" x 6' 4" (2.33m x 1.94m): The bathroom has a good sized corner bath with handheld shower, WC and sink. The room is tiled half way up and to the ceiling around the bath.

KITCHEN 7' 7" x 10' 10" (2.33m x 3.32m): The kitchen is fitted with fridge freezer, cooker and gas hob. There is an additional utility cupboard in the kitchen with the washing machine and boiler with room for additional storage.

MASTER BEDROOM 9' 4" x 11' 3" (2.85m x 3.43m): The master bedroom has a built in double wardrobe and an en-suite bathroom. The en-suite bathroom has a shower, wc and sink.

LOUNGE/DINER 9' 1" x 17' 8" (2.79m x 5.39m): Spacious living space with dual aspect windows to allow plenty of natural light into the room.

BEDROOM 2 11' 0" x 9' 8" (3.37m x 2.95m): A second double sized bedroom in a natural colour scheme.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



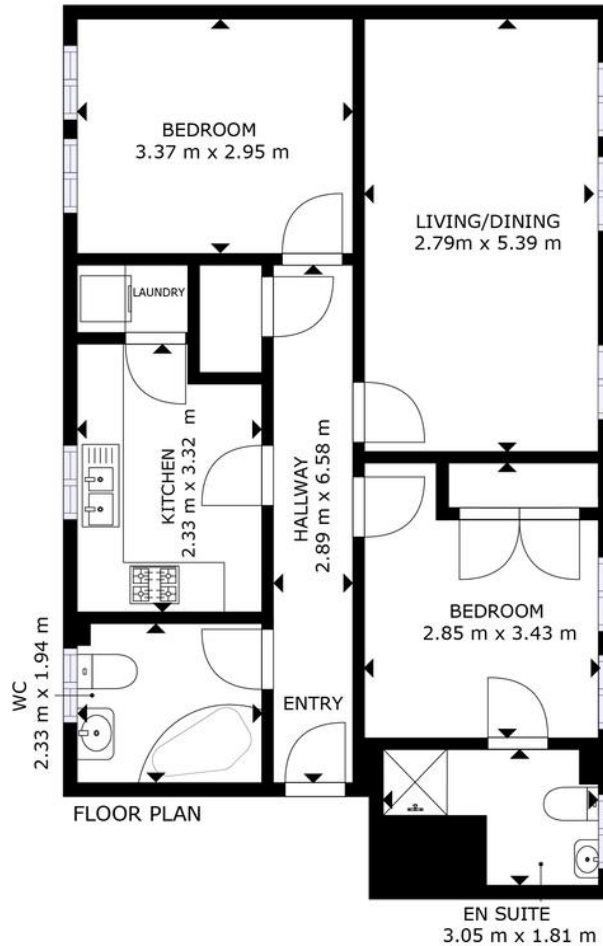
Martin & Co welcome to the market this Two Bedroom, Two Bathroom Apartment located in Lincoln House, Rewley Road which is situated in the heart of Oxford. The apartment will be sold with No Onward Chain.

The apartment comprises of Two Bedrooms, Spacious Living Room, Two Bathrooms (one of which is the En-Suite to the Master Bedroom) and a Kitchen with access to a Utility Cupboard.

The apartment is sold as with a Share in the Freehold with a Long Lease of 999 years from 1996. It has a Service Charge of £972.00 Per Annum and a Ground Rent of £100.00 Per Annum.

Located within walking distance to the Oxford Train Station and a short walk into the heart of Oxford this property is in the ideal location. The apartment is in need of redecoration throughout and also has an Allocated Parking Space to the front of the development as well as a Communal Bike Store.





GROSS INTERNAL AREA
FLOOR PLAN: 67 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Link to Virtual Tour: <https://my.matterport.com/show/?m=5c4itrX3MH4>

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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.

