

FOR SALE



Oxford Castle, New Road
Guide Price £385,000


MARTIN&CO

Oxford Castle, New Road

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Key Notes:

- No Onward Chain
- Open-Plan Living/Kitchen Area
- Lift Access
- Tenants in Situ: September 2025
- Balcony
- Service Charge: £1,699.00 PA
- Ground Rent: £200.00 PA
- Lease Term: Lease Term: 125 years from 24 June 2005
- No Parking
- Communal Grounds
- Council Tax Band: D



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

ENTRANCE HALL 5' 5" x 11' 8" (1.676m x 3.581m): On entering the property, immediately to the left is a utility cupboard, to the right is the bathroom, with an airing cupboard just beyond. Ahead is the bedroom, and to the left leads through to the kitchen and living/dining room with doors to the terrace.

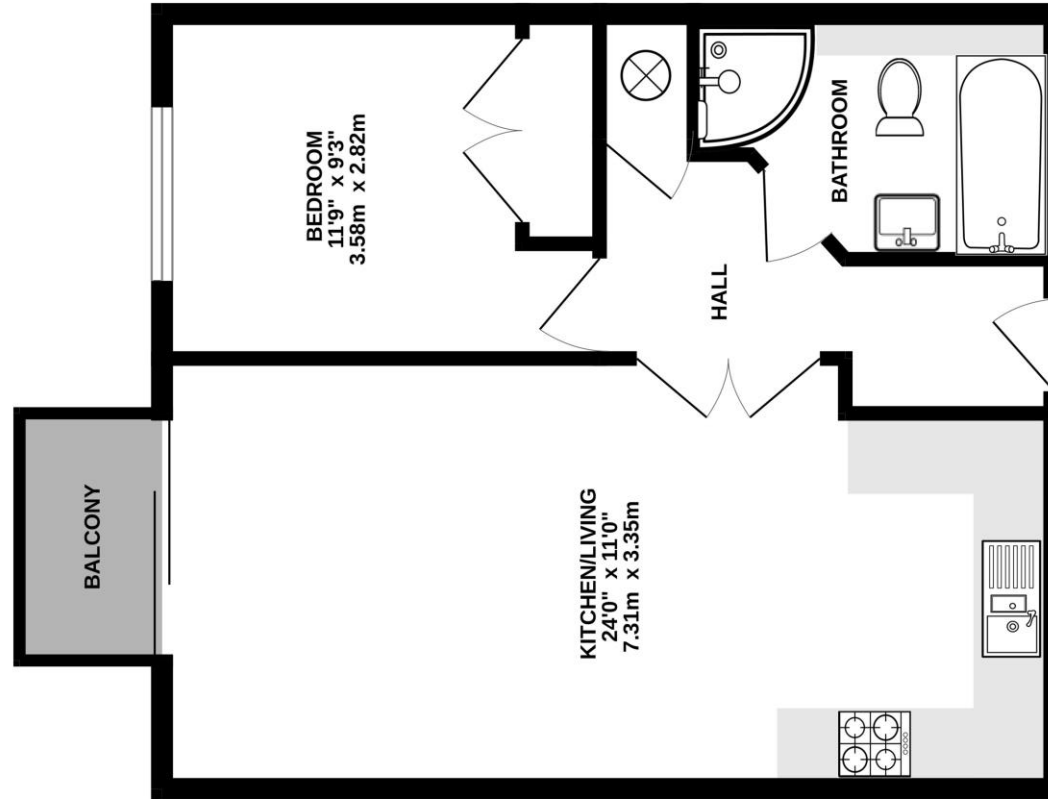
BATHROOM 6' 2" x 8' 6" (1.905m x 2.591m): This spacious, modern bathroom is fitted with both a bath and a separate shower. Hand basin, WC, heated towel rail, white tiles, extractor fan and ceiling down lights.

BEDROOM 9' 2" x 11' 8" (2.819m x 3.581m): This well designed bedroom has a lovely large window allowing sun into the room and a view out over the courtyard. There is a fitted wardrobe providing ample storage, and an electric panel radiator.

KITCHEN/LIVING AREA 11' 0" x 23' 11" (3.353m x 7.315m): The kitchen is well equipped with fitted cupboards and appliances. The fridge/freezer and dishwasher are both integrated behind cupboard doors, as well as the oven/hob being fitted. All will be included with the sale, making this a complete kitchen for the new owner. This beautifully appointed living space has a sliding door opening out onto the balcony, and is heated by electric panel radiators.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as an indication only and should not be used as such for any legal or other purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.