

**PENNY &  
SINCLAIR**

**HERNES ROAD**  
OXFORD, OX2 7QU





# HERNES ROAD

OXFORD, OX2 7QU

£550,000

**A two double bedroom, two bathroom apartment located on a popular side road in North Oxford.**

Two Double Bedrooms • Two Bathrooms (One En Suite) • Parking  
• First Floor • Communal Gardens • EPC - C

## DESCRIPTION

A spacious and bright first floor apartment located in a well presented block off the ever popular Hernes Road.

The property briefly consists of spacious entrance hall with ample storage, fully fitted kitchen, family bathroom and two double bedrooms. The master bedroom comes with an en-suite shower room. The lounge/diner is bright and airy and also has the benefit of a Juliet balcony. The apartment also has the benefit of a loft which offers very useful additional storage.

Outside there are beautifully maintained communal gardens and the property also comes with one parking space .

## SITUATION

Situated in a prime North Oxford side road providing good access to all the day to day shopping facilities in Summertown including bars, restaurants and a Marks and Spencer food hall, with slightly further afield the more comprehensive amenities of Oxford City Centre. Just a short stroll from the property is a wonderful park and nature reserve which is a real hidden treasure whilst being so close to the city.

The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services to London Paddington and Oxford Parkway station provides regular services to London Marylebone. The property is located within close proximity to North Oxford's range of excellent schools.

## VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair.







### SERVICES

All mains services are connected.

### TENURE AND POSSESSION

The property is Leasehold and the term of the lease is 999 years from 1st January 1997.

Service Charge: £3,123

Ground rent is a peppercorn.

### FIXTURES AND FITTINGS

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

### COUNCIL TAX

Council Tax Band 'E' amounting to £2,847.17 for the year 2022/23.

### LOCAL AUTHORITY

Oxford City Council

City Chambers

Queen Street

Oxford OX1 1EN

Telephone (01865) 249811

### AGENTS CONTACT DETAILS

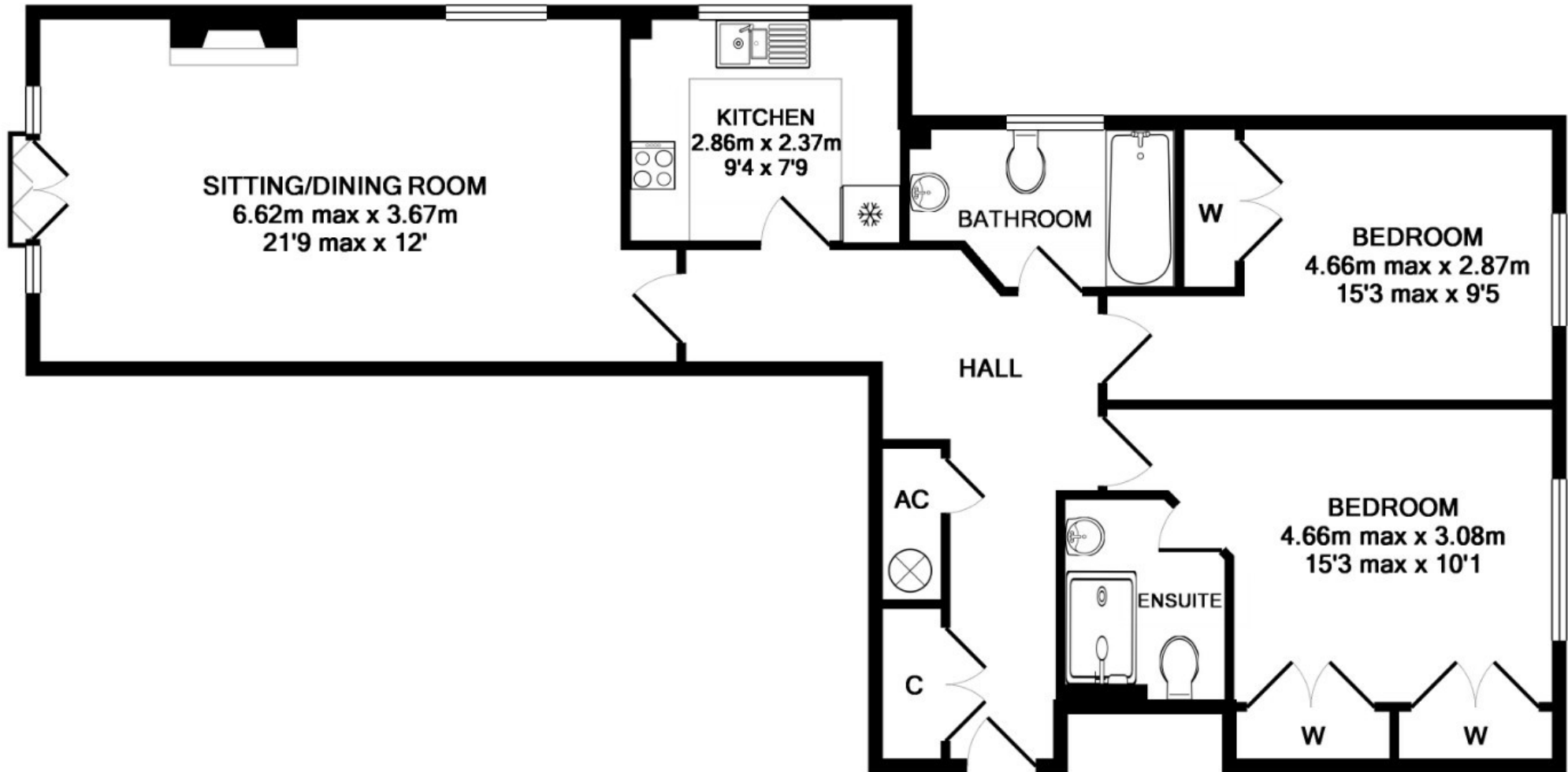


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TOTAL APPROX. FLOOR AREA 80.7 SQ.M. (868 SQ.FT.)

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