

FOR SALE



Oxford, Oxfordshire

**1 Bedroom, 1 Bathroom, Duplex
Apartment**

Offers in Excess of £290,000

MARTIN&CO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 12 Stephenson
House, 1 Thames Street

- Duplex Apartment
- Tenants in Situ- August 2024
- No Parking
- No Onward Chain
- Walking Distance to Oxford Train Station and Westgate Shopping Centre

Martin & Co welcome a Well-presented and stylish mezzanine apartment set in a superb Oxford City Centre location. Sold with Tenants in Situ and No Onward Chain.

Located in a beautifully converted old school building that has retained its classic feel but with the convenience of modern-day living. Comprising of an open plan kitchen/living room, and a mezzanine bedroom with built in wardrobe and an en-suite bathroom.

Conveniently located for all that Oxford City has to offer, within five minutes' walk of the Westgate shopping centre, restaurants, bars and John Lewis, approximately 10-15 minutes' walk of the train station and Said business school.

For any further details or to arrange a viewing please contact Martin & Co Oxford.

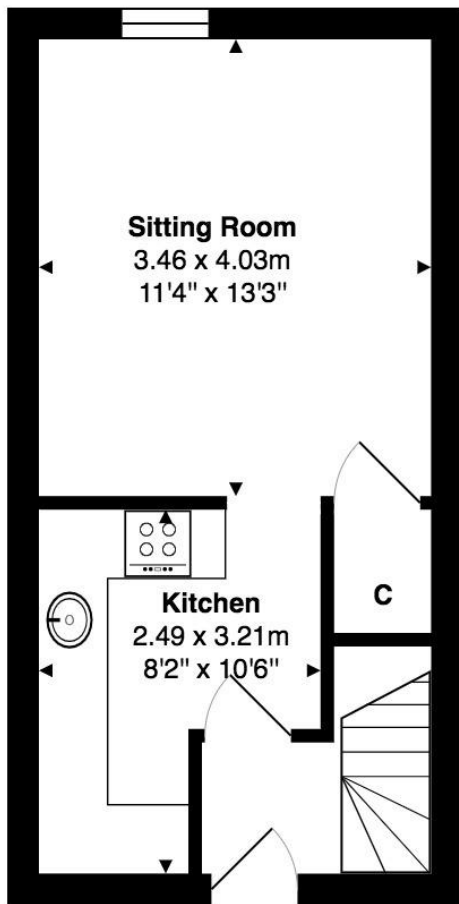
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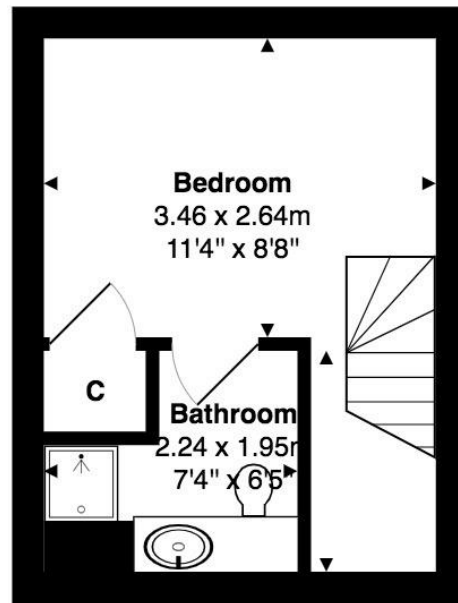


Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings 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.





Ground Floor



Mezzanine

Approx. Gross Internal Area: 41.8 m² ... 450 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.

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