

FOR SALE



Leander Way, Oxford

2 Bedrooms, 2 Bathroom, First Floor Apartment

Offers In Excess Of £340,000





Key Points:

- Two Bathrooms (inc En-Suite Shower Room)
- Chain Complete
- Open Plan Kitchen Living Space
- Allocated Parking Space
- Council Tax Band: D
- Service Charge: Bi Annually
- Ground Rent: £275.00 PA
- Lease Term: Lease: 125 Years from 1st January 2004

Martin & Co welcome this lovely Modern Two Bed First Floor Apartment situated on Leander Way in the Rivermead Park Development.

Inside the flat there is an entrance hallway with bathroom immediately off to the left, with the master bedroom and en-suite off to the right, the second bedroom is almost directly in front as you walk through the hallway which leads around to the left and to the open plan kitchen/living room.

The balcony in the living room and bedrooms provide the perfect place to sit in the sun as well as an area for potted plants should you wish. There is stair access from the ground floor and lift access from the underground parking lot to all floors.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



MASTER BEDROOM 10' 9" x 10' 5" (3.28m x 3.19m): This spacious bright bedroom has direct access to the balcony. The patio doors provide plenty of natural light to the room. This bedroom benefits from an en suite bathroom which includes; toilet, washbasin and shower unit and cubicle. This bathroom also benefits from a heated towel rail.

ENSUITE 6' 9" x 4' 10" (2.06m x 1.49m): The En Suite Bathroom includes; toilet, washbasin and shower unit and cubicle. This bathroom also benefits from a heated towel rail.

SECOND BEDROOM 9' 8" x 10' 5" (2.97m x 3.19m): This Double Bedroom benefits from the natural light coming in through the patio doors. It is currently being used as a Home Office/Guest Bedroom by the Owners.

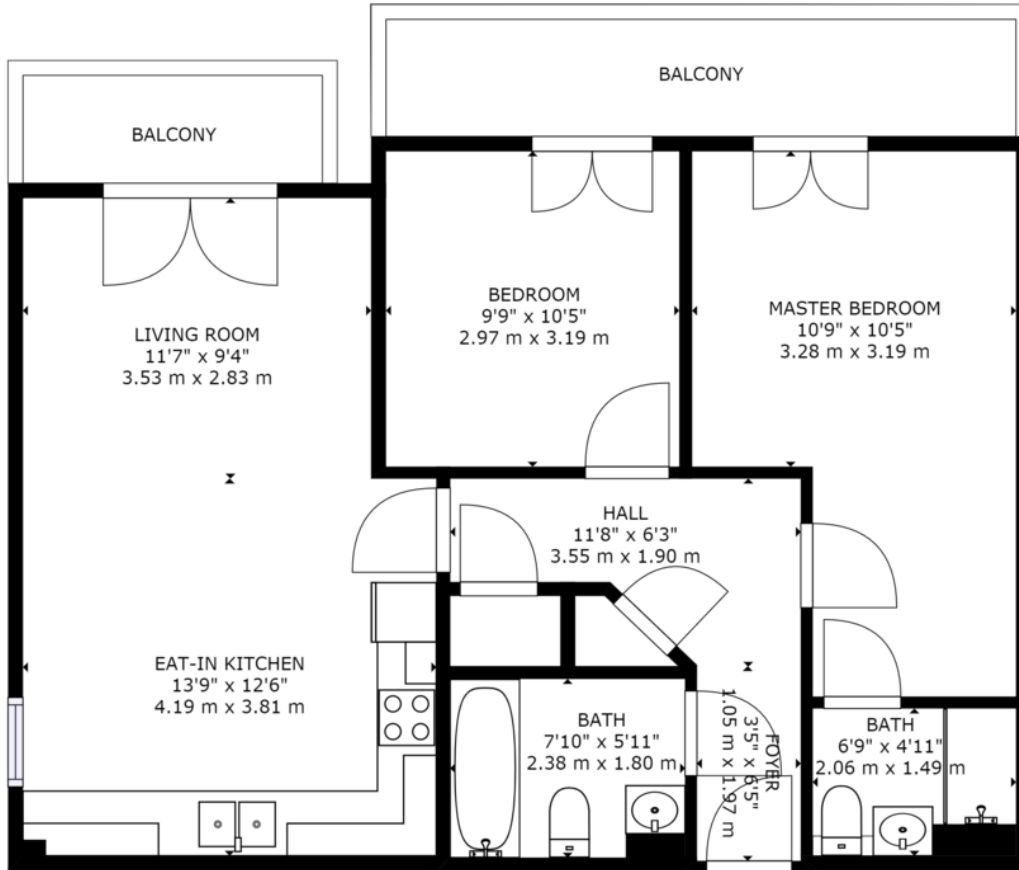
OPEN PLAN KITCHEN LIVING SPACE 25' 3" x 21' 9" (7.72m x 6.64m): This wonderfully bright open plan living room and kitchen provide a lovely homely living space. The double patio doors leading to the balcony help provide a flow of natural light through the room.

This large living space has space for two sofas, coffee table, and dining room table with plenty of space remaining. In the kitchen area there is a built in oven and integrated electric hob, washer dryer and dishwasher, as well as a free standing fridge/freezer.

BATHROOM 7' 9" x 5' 10" (2.38m x 1.80m): The main bathroom consist of modern white suite (toilet, wash basin, bath with shower unit) with white tiled floors and splash backs.

LOCATION: This property is ideally located in a desirable location just off the Abingdon Road with direct access to the Ring-Road, A34 and City Centre. Other local amenities include Tesco Express, Sainsbury's Superstore, Redbridge Park and Ride and Donnington Bridge Rowing Club. The beautiful Iffley Meadows is located behind the property with lovely riverside walks.





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 753 sq ft, 70 m²
 TOTAL: 753 sq ft, 70 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

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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.