



Oliver  
James





Apartment 2,  
Wytham House,  
93 Eynsham Road,  
Oxford, OX2 9BY

**£320,000**

#### **Description**

A spacious ground floor apartment offering attractive open plan living accommodation featuring two double bedrooms, the master bedroom with ensuite and a further bathroom. The property has doors leading out to a small patio area and lawned communal garden. There is an off street parking space for two cars and the apartment has a bus stop close by for easy access into Oxford.



Lease 990 Years Remaining  
Service Charge £920 p/a  
Ground rent TBC



### Directions

Proceed West out of Oxford City Centre on the Botley Road. Proceed under the A34 flyover and continue past the shops on the left hand side.

At the foot of Cumnor Hill branch off right on to Eynsham Road. Continue past Pinnocks Way and the property can be found on the left hand side by the bus stop.

### Location

The apartment is conveniently situated for easy access into Oxford City Centre and for the A34 & ring road.

There are excellent local amenities in Botley including a library, supermarkets, newsagent, doctors' surgery, vet, dentist, and optician. There are also local restaurants and coffee shops. There is a regular bus service from Botley into the City Centre and to the railway station.



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For further information, please contact:

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67 sq. m / 718 sq. ft

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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            | 84                         | 84        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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