

**FOR SALE**



**Leander Way, Oxford**  
**Guide Price £350,000**

  
**MARTIN&CO**

# Leander Way, Oxford

Guide Price £350,000

## Key Notes:

- No Onward Chain
- Two Bathrooms (inc En-Suite Shower Room)
- Local Amenities Nearby
- Open Plan Kitchen Living Space
- Allocated Parking Space
- Service Charge: £1,700.49 PA
- Ground Rent: £275.00 PA
- Lease Term: 125 Years from 1<sup>st</sup> January 2024
- Tenure: Leasehold
- Council Tax Band: D



Martin & Co welcome a Modern Two Bed First Floor Apartment situated in the Rivermead Park Development on Leander Way. The property is sold with No Onward Chain and Vacant Possession.

Inside the flat there is an entrance hallway with the second bedroom immediately off to the left. The master bedroom and en-suite are further down on the left hand side.

Leading through you have the bathroom and on the right hand side is the spacious Open Plan Kitchen Living Space. There is also two storage cupboards in the hallway.

The balcony in the living area provides the perfect place to sit in the sun as well as an area for potted plants should you wish as it overlooks river. There is stair access from the ground floor that leads you to the flat on the first floor. Finally the apartment benefits from an Allocated Parking Space.

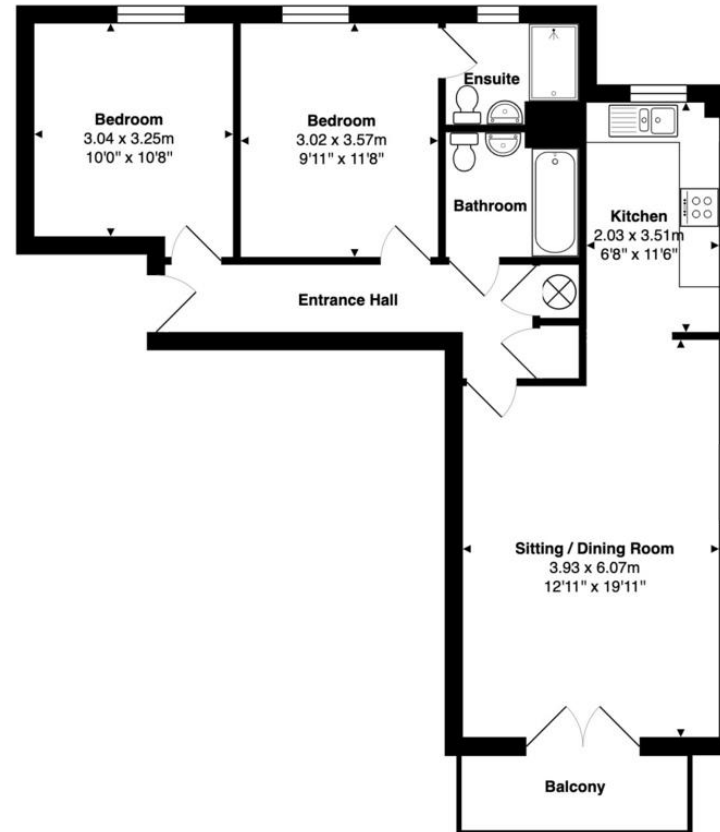
Any questions, please contact Martin & Co Oxford.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Approx. Gross Internal Area:**  
68.3 m<sup>2</sup> ... 735 ft<sup>2</sup> (excluding balcony)



## Martin & Co Oxford

31 Woodins Way • Paradise Street • • OX1 1HD  
T: 01865 812110 • E: oxford@martinco.com

# 01865 812110

<http://www.martinco.com>



**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.