

FLAT 1, 14 RAWSON CLOSE
WOLVERCOTE

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Flat 1, 14 Rawson Close

Wolvercote, Oxford, OX2 8BS

Located in the popular village of Wolvercote in a well-maintained block of four and boasting a modern finish throughout, this bright two-bedroom ground floor apartment offers a fantastic opportunity for those looking to downsize, for a first home, or for a reliable investment in this popular area.

The focal point of the property is a spacious reception room with west-facing patio doors, providing an abundance of natural light and access to the easy-to-maintain private lawn garden. The impressive farmhouse style kitchen has been recently refurbished, boasting modern integrated Neff appliances and Worcester boiler, alongside garden views.

Both bedrooms are good-sized doubles, the primary of which also benefits from plenty of built-in-storage. The family bathroom is stunning, with a tile finish and a walk-in rainfall shower. There is a private low-maintenance laid-to-lawn garden alongside a patio ideal for outdoor dining. There also is an allocated driveway parking space and a communal bike shed.

With a high-quality finish, private outdoor space and parking, this apartment is a rare opportunity within one of Oxford's most desirable neighbourhood.

Offers in Excess of: £425,000



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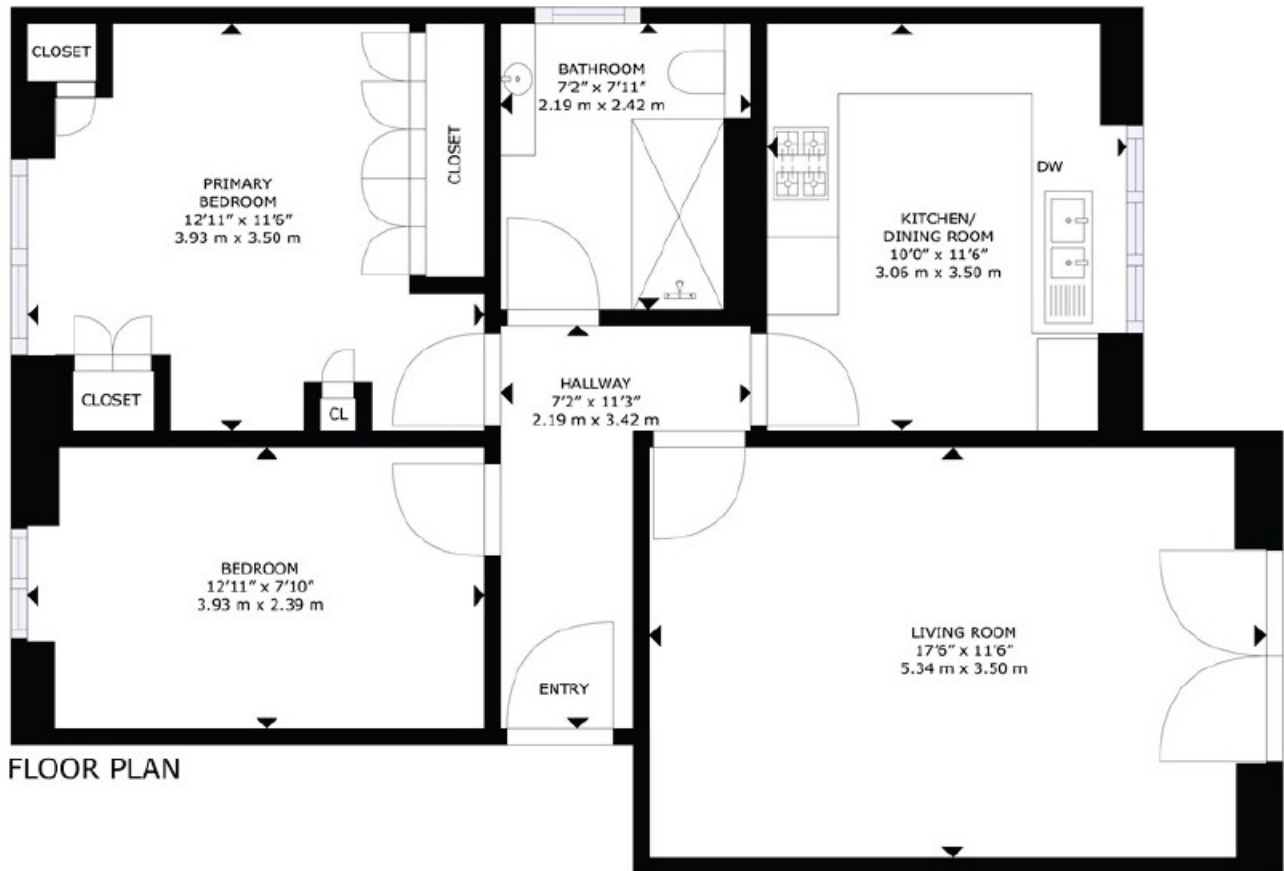
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Driveway
Parking







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 706 sq. ft, 66 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lease: Share of Freehold (100 Years)	Ground Rent: N/A
Service Charge: £960 p.a.	Council Tax: Band C

Flat 1 14, Rawson Close OXFORD OX2 8BS	Energy rating C
Valid until 13 April 2025	Certificate number 8845-7124-3030-6567-6992

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“Location comment”

Located within the ring road, Wolvercote offers countryside living within easy reach of the city. The village benefits from a highly regarded primary school, as well as a regular farmers market and an M&S within walking distance. There are a number of popular public houses close by, alongside the green spaces of Port Meadow (SSSI).

Despite the countryside setting, the village is well connected to transport links. It has its own bus route which provides access to the City Centre. The Oxford Parkway train station is located nearby, and offers regular services to London in just over an hour.





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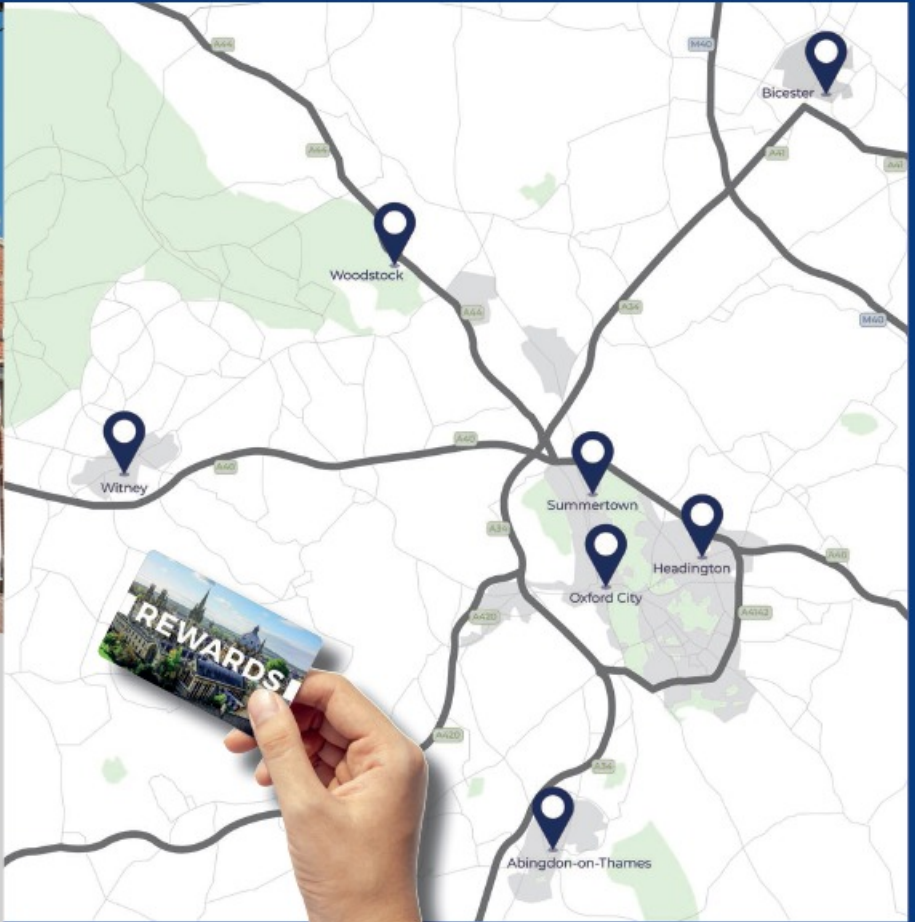
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