

FOR SALE



Rowland Hill Court, Osney Lane
Guide Price £475,000


MARTIN&CO

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Key Notes:

- Juliette Balcony
- Master Bedroom inc En-Suite Shower Room
- Tenants in Situ- January 2025
- Allocated Parking Space in Gated Community
- No Onward Chain
- Tenure: Share of Freehold
- Dual Aspect
- Lease Term: 999 Years from 24th June 2000
- Service Charge: £1,000.00 PA
- Ground Rent: £0.00 PA
- Council Tax Band: E
- First Floor Apartment



Martin & Co welcome a spacious and modern First Floor Apartment with Two Bedrooms and Two Bathrooms located within the popular gated Rowland Hill Court. Offered with No Onward Chain and benefiting from an Allocated Parking Space in a Gated Community, this apartment is one not to miss.

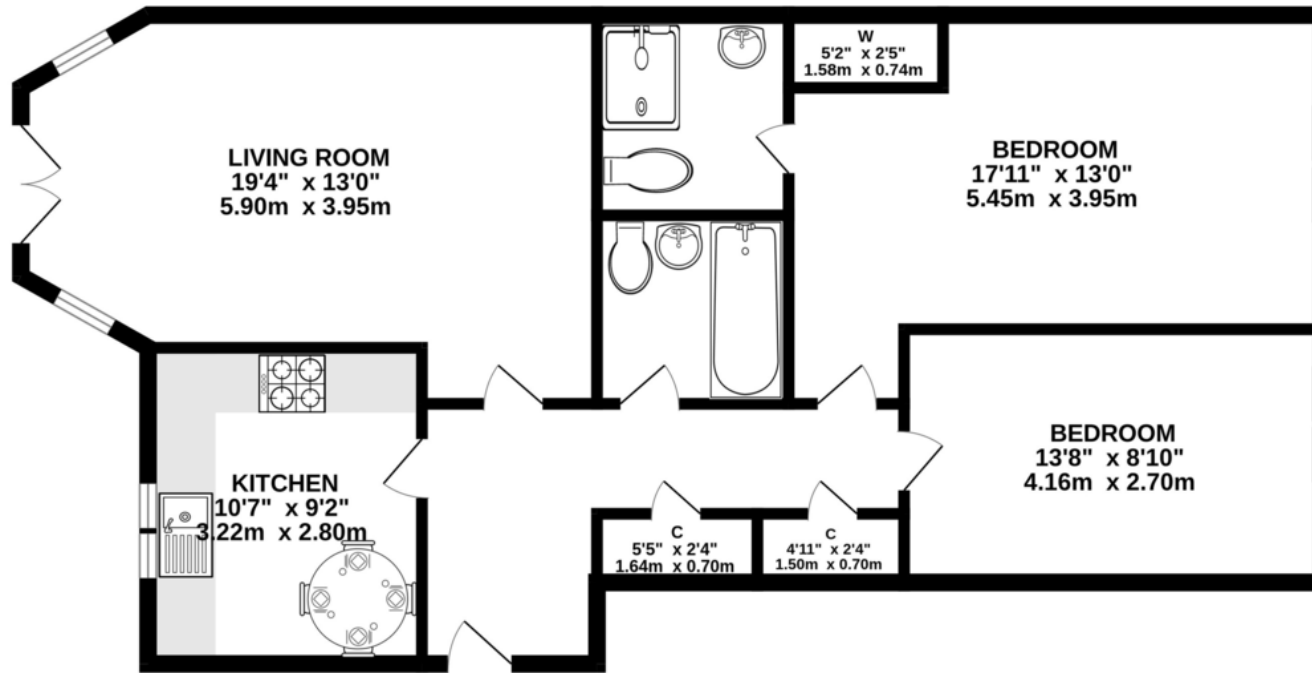
The property is situated close to the Said Business School, train and coach stations, and Oxford's shopping centre is a short walk away. All Bedrooms and Living Area are Dual Aspect which means it benefits from plenty of natural light.

The apartment is decorated in neutral tones and accommodation includes an entrance hall, with entry phone and 2 deep storage cupboards, leading to the sitting room with a large bay window and Juliette balcony. The kitchen/diner is separate and fitted with a range of modern units and appliances including inset hob, integrated oven, fridge/freezer and washer/dryer. The guest bathroom has bath and shower facilities and the master bedroom, with built-in wardrobes, is en-suite with shower and toilet.

The well-maintained communal grounds are planted with mature shrubs, trees and lawns. Any questions, please contact Martin & Co Oxford.



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



TOTAL FLOOR AREA : 839sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.