



1B Crabtree Road,

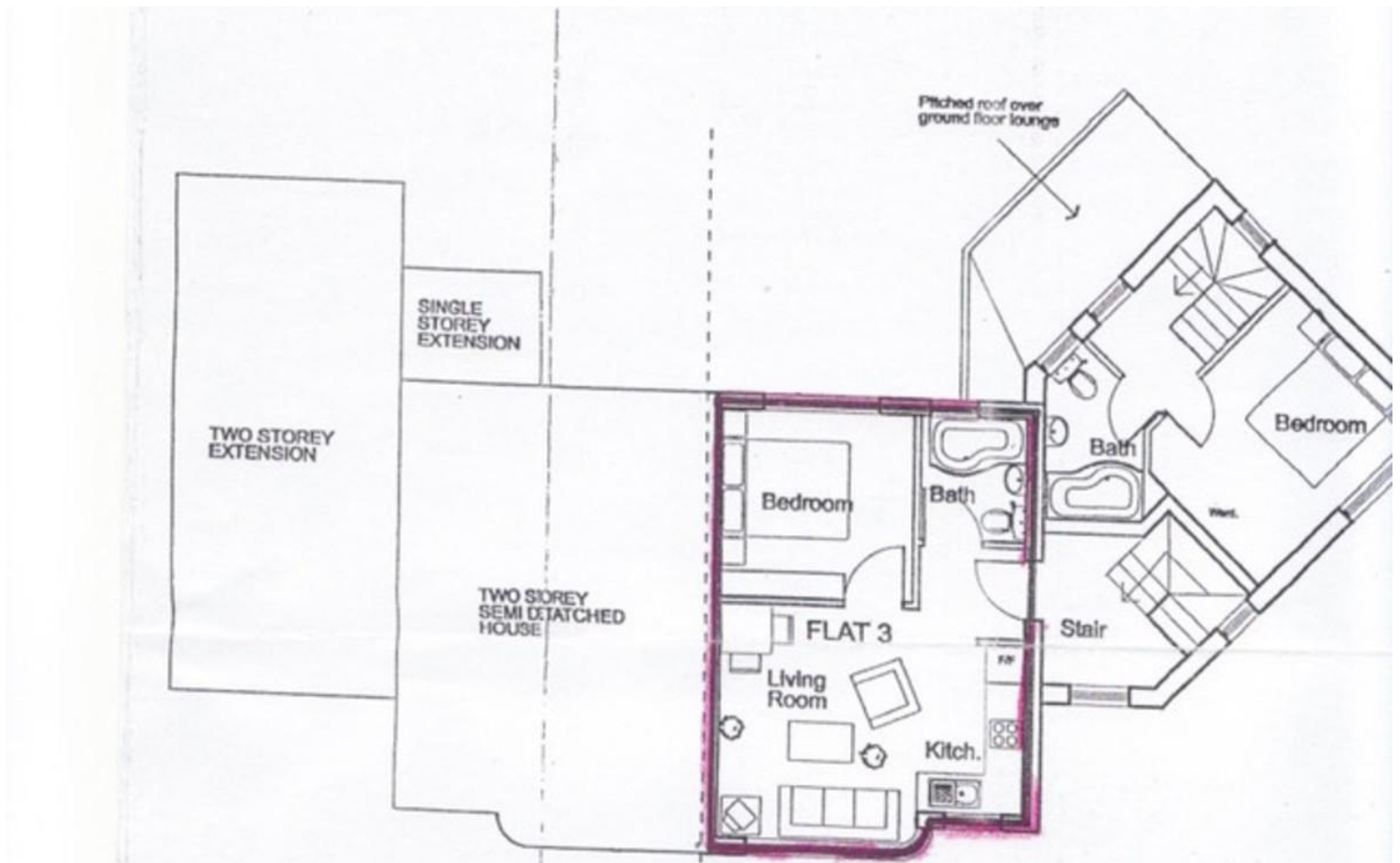
Botley,

Oxford, OX2 9DU.

£215,000

A bright first floor flat forming part of a semi detached house in an elevated position in Botley, just to the West of Oxford City centre. The property has an open plan living space with modern fitted kitchen, double bedroom and bathroom. There is the advantage of an off street parking space and bike store.

The flat 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 with a bus stop close by.



Agent Notes

The property is leasehold and has mains water, drainage, gas and electric connected.

The EPC Rating is C and the Council Tax band is B with Vale of the White Horse DC.

The property has not flooded in the last 5 years.

The lease is 984 years remaining and the service charge is c.£300 yearly. No ground rent as flat owns part of the free hold.

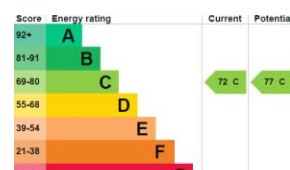
Oliver James

For further information, please contact;

Abingdon Office

email: abingdon@oliverjamesproperty.com

telephone 01235 555007



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.