

**FOR SALE**



**Empress Court, Woodins Way**  
**Guide Price £515,000**

  
**MARTIN&CO**



# Empress Court, Woodins Way

## Key Notes:

- Second Floor Apartment
- Master Bedroom inc En-Suite Shower Room
- Close to Oxford Train Station
- Secure Gated Parking Space
- Council Tax Band: E
- No Onward Chain
- Ground Rent: £529.46 PA
- Service Charge: £3,116.00 PA
- Lease Term: 125 Years from 1<sup>st</sup> January 2005
- Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co are delighted to welcome to the market this well-presented, second-floor two-bedroom apartment, ideally located on Woodins Way in the heart of Oxford.

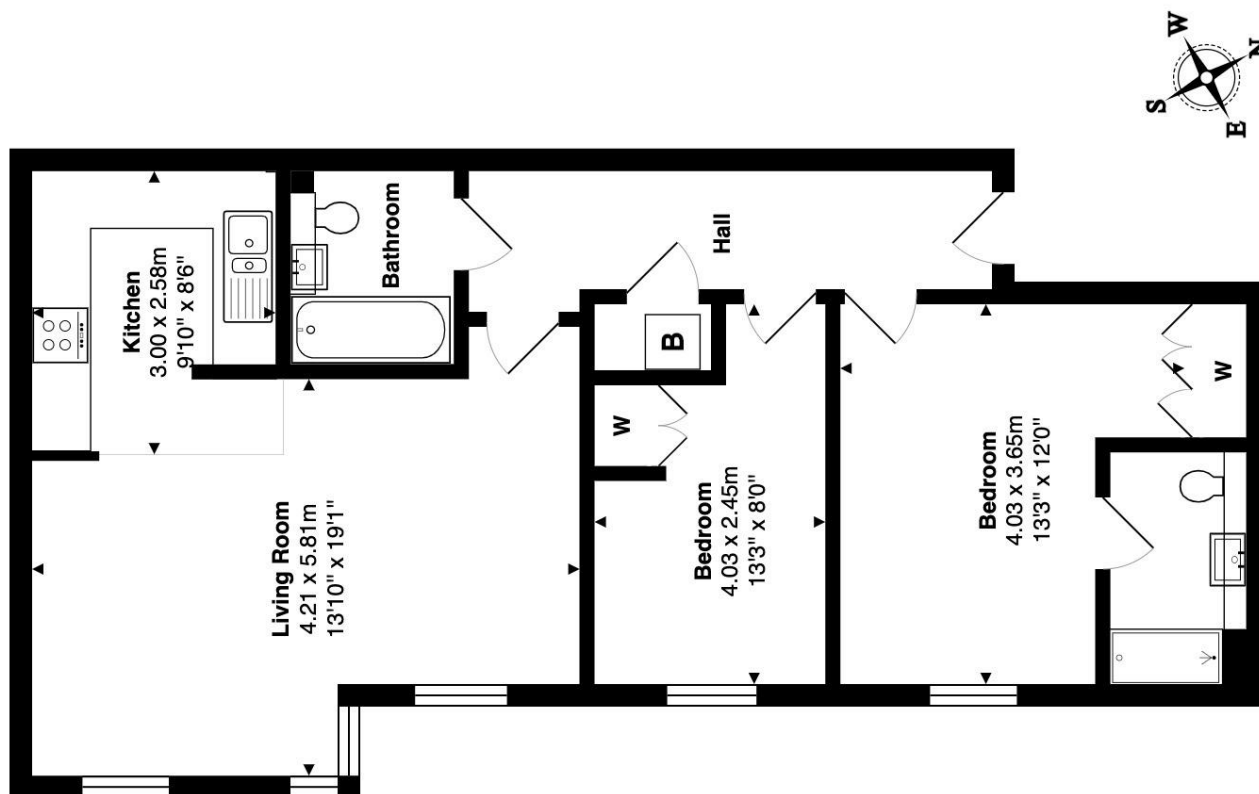
Offered for sale with no onward chain, this property is perfectly suited to those seeking central city living.

The apartment comprises two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, a modern open-plan kitchen and living area, and a contemporary family bathroom. Further benefits include full length windows enjoying pleasant stream views.

An excellent opportunity for owner-occupiers or investors alike, this apartment combines convenience, comfort, and an enviable Oxford city centre setting.

Empress Court is in a prime location for access to Oxford city centre amenities, the train station & perfect for those attending the Said Business School.





**Second Floor**

Approx. Gross Internal Area 70.0 m<sup>2</sup> ... 754 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

## Martin & Co Oxford

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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.