

FOR SALE



Linden House, Eynsham Road, Botley
Guide Price £345,000

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Key Notes:

- Five - Six Years Remaining on Building Warranty
- Private Entrance
- Close to Local Amenities and Transport to Centre of Oxford
- Enclosed Rear Garden and Separate Communal Garden
- Allocated Parking
- Council Tax Band: B
- Service Charge: £1,800.00 PA
- Ground Rent: £0.00 PA
- Lease Term: 999 Years from 1st September 2021
- Tenure: Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

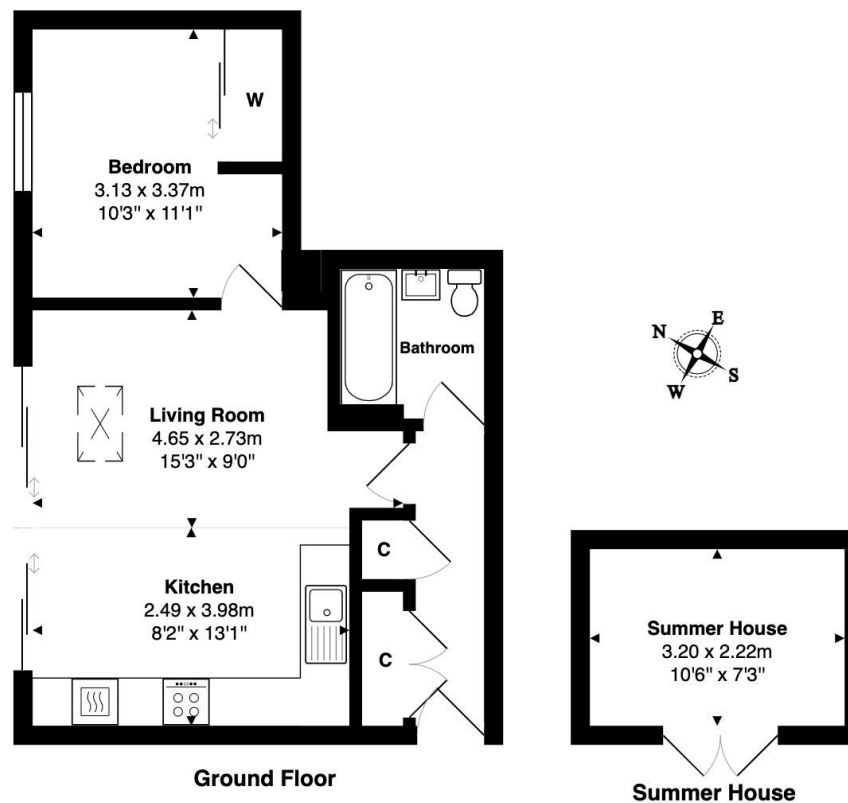


This boutique apartment is tucked away at the rear of the development and benefits from its own private entrance, offering a rare sense of privacy and independence. The accommodation is arranged as a striking open-plan living space, enhanced by impressive double-height patio doors that flood the interior with natural light and open directly onto the apartment's private garden the largest of the development's outdoor spaces.

A beautiful vaulted ceiling adds volume and character, creating a bright and airy atmosphere throughout. This unique home would make an ideal first purchase or a strong investment opportunity.

Linden House is an exclusive modern development of six luxury apartments nestled on the outskirts of Oxford city centre with excellent transport links and local amenities. Located on Eynsham Road, this beautifully designed development is boutique in style while maximising both indoor and outdoor space. Linden House is a visually stunning building designed by award winning local architects and Oxford developer Blue Abacus Homes.





Approximate Gross Internal Area

Main House 41.6 m² / 448 ft²
Summer House 7 m² / 76 ft²
Total 48.7 m² / 524 ft²a

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.
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