

88 FOUNDRY HOUSE

CENTRAL NORTH OXFORD



Knight
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WALTON WELL ROAD • CENTRAL NORTH OXFORD

Exceptional penthouse apartment with twin balconies and far reaching views

Master bedroom with en suite bathroom • 2 further bedrooms with en suite shower rooms • Hall • Cloakroom • Open plan reception room with kitchen • Lift • Designated parking space

Oxford Railway station 0.6 miles • Oxford to London Paddington 55 minutes

(All distances and times are approximate)



88 Foundry House

Foundry House sits on the site of the old Eagle Ironworks, a former steel foundry which was redeveloped in 2007 by Berkeley Homes. The apartment has accommodation over a single floor and is finished to a very high standard with under floor heating, air conditioning and high quality fixtures and fittings throughout, including Hansgrohe and Villeroy & Boch sanitary ware.

The three double bedrooms all enjoy roof top views of the city and have large sliding glazed doors opening onto the balcony which runs along the south side. The open plan reception / kitchen is approximately 41ft in length and has access to both balconies, the one to the west side with views over the canal and to Wytham Woods. There is excellent natural light throughout and the apartment benefits from ample storage space.



Foundry House fronts the Oxford Canal and is situated in Walton Manor, a very desirable area close to the city centre and the superb amenities of Jericho including the Phoenix Picturehouse cinema, shops and a selection of the best restaurants and pubs in Oxford.



Schools: The city is well known for its excellent schools including The Dragon, Oxford High School, St Edward's, Oxford High School for Girls, St Philip and St James' primary school, Wychwood School for Girls and Cherwell School.



Travel: The city has good communications with access to the M40, connecting to London and Birmingham, the A34 linking to Newbury and the M4.



There is a fast rail service to London Paddington taking approximately 55 minutes and in the autumn of 2015 the new rail station at Oxford Parkway is due to open with services to London Marylebone.



From the coach station at Gloucester Green there are regular services to London Victoria, Heathrow and Gatwick airports.

Directions Postcode OX2 6AQ

From the city centre proceed north on Walton Street and at the roundabout junction with Kingston Road turn left into Walton Well Road and the entrance to Eagle Ironworks is on the left. Walk through the gates and follow the signs to the entrance doors to Foundry House.

Services

Mains electricity, water, drainage and gas are connected to the property.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

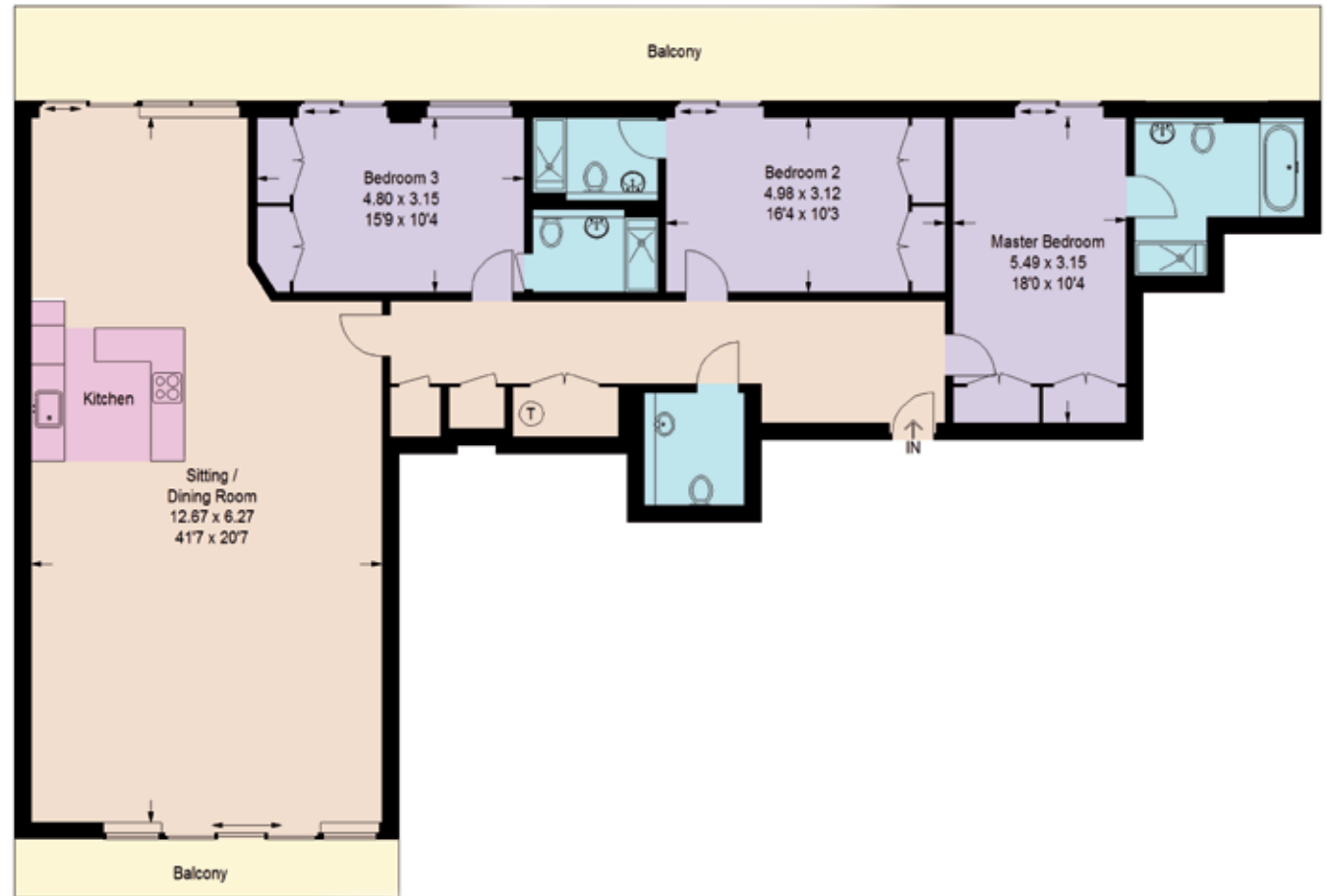
Local authority

Oxford City Council. Tel: 01865 249 811

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Approximate Gross Internal Floor Area
166.5 sq m /1792 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Fourth Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		