



**ELIZABETH JENNINGS WAY**

OXFORD, OX2 7BW

**PENNY &  
SINCLAIR**



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**This top floor two bedroom apartment is well presented throughout, with the benefit of lift access and a private balcony.**

Top floor apartment with lift access • Two bedrooms (1 en suite) • Private balcony offering rooftop views • Allocated off-street parking • Walking distance to Summertown • Chain free sale •

## DESCRIPTION

This well presented top floor apartment has a larger than average private balcony with rooftop views and benefits from lift access. The accommodation comprises: entrance hall, open plan kitchen/sitting/dining room with access to the private balcony, master bedroom with en suite, second bedroom and main bathroom. There is good storage throughout the apartment. To the exterior, there is allocated parking with additional spaces for visitors; there is both a bicycle and bin store with coded access. Summertown is just a short distance from the property with a regular bus service along the Woodstock Road to Oxford City Centre and Oxford Parkway station.

## SITUATION

Situated in the Cherwell school catchment area, the property is within easy walking distance to all the day-to-day shopping facilities of Jericho including bars, restaurants, cinema and health centre, as well as the comprehensive facilities of Summertown and Oxford City Centre. Within five minutes' walk of the property there is a small convenience shop, a good playground, The Anchor pub and a very popular local restaurant. Equally nearby is Port Meadow for beautiful walks, whilst the picturesque Oxford Canal offers an alternative route into Oxford City Centre, the coach station and to Oxford train station with fast routes to London and Birmingham. Three miles from the property there is now the new Oxford Parkway station, with regular services into London Marylebone.





### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

### **SERVICES**

All mains services are connected with the exception of gas.

### **TENURE & POSSESSION**

The property is leasehold with 110 unexpired years remaining. The annual management charge is £1852 and the annual ground rent is £250.

### **COUNCIL TAX**

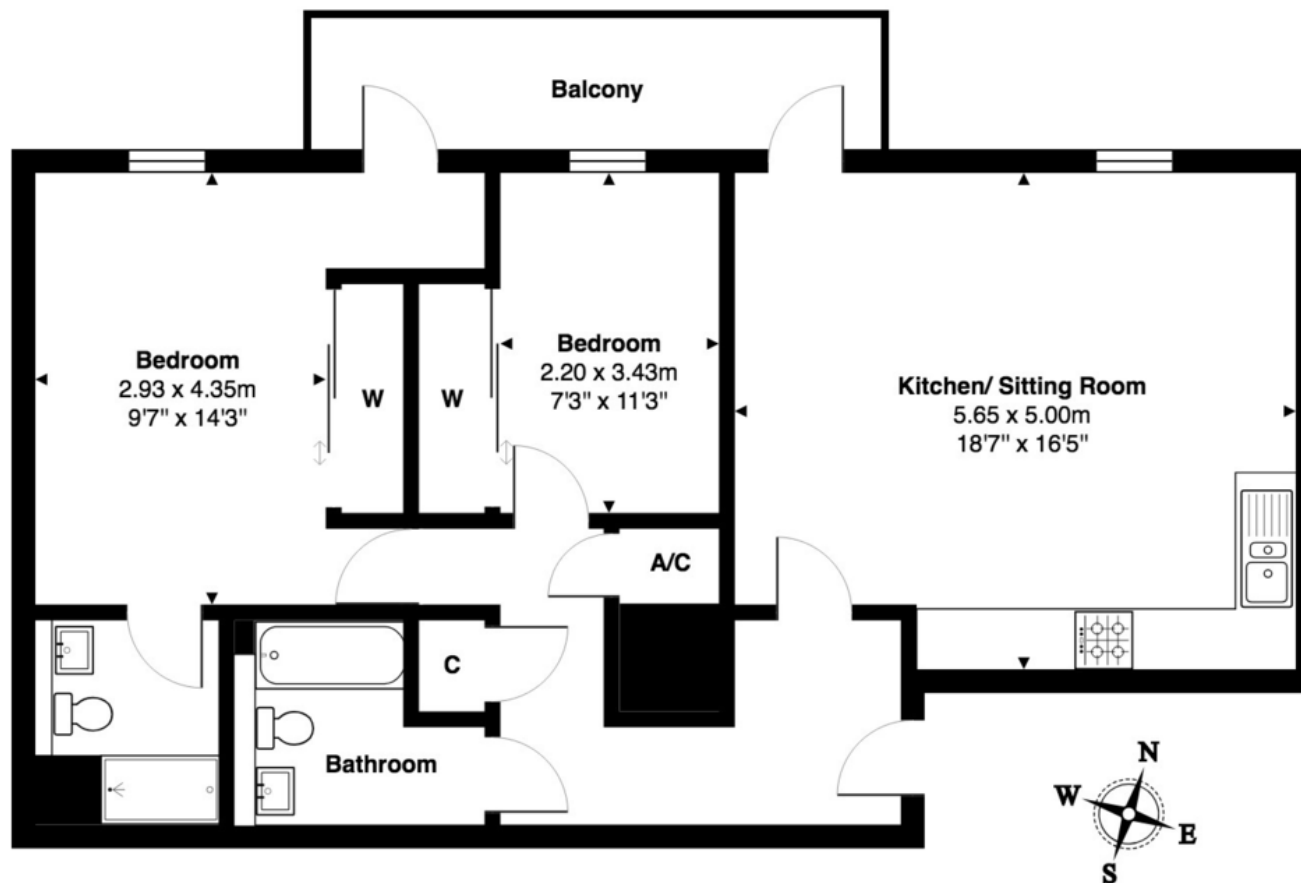
Council Tax Band 'E' amounting to £2,431 for the year 2019/20. Council Tax Department Tel : (01865) 252870

### **LOCAL AUTHORITY**

Oxford City Council  
City Chambers  
Queen Street  
Oxford OX1 1EN  
Telephone (01865) 249811







**Third Floor**

**Approximate Gross Internal Area: 77.2 m<sup>2</sup> ... 830 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)

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