



# 9 CHARLES PONSONBY HOUSE, OSBERTON ROAD

SUMMERTOWN, OXFORD, OX2 7PQ

**PENNY &  
SINCLAIR**

# 9 CHARLES PONSONBY HOUSE OSBERTON ROAD

OXFORD, OX2 7PQ

**A one bedroom, ground floor RETIREMENT apartment with south views over the communal gardens.**

Chain free sale • One bedroom • Garden views •

Communal library • Shower room •

## DESCRIPTION

This ground floor apartment is situated in a popular side road, just north of the Summertown shops. This small development of retirement apartments is ideally placed to combine a quiet location with convenient access into Summertown. The current owner has made some improvements to the apartment including a newly fitted shower room with assistance rails and a shower seat, the open plan kitchen/sitting room has an electric feature fireplace and additional storage in the kitchen area. There are French doors leading to a covered seating area which is a lovely spot to enjoy the south aspect and views over the communal garden. There is direct access from the gardens to Alexandra Park where you can enjoy watching the tennis or a shorter walk into Summertown. The double bedroom is situated to the rear overlooking the garden with fitted storage and a fitted fold away dressing table.

## SERVICES

A wide range of services are provided as part of an inclusive monthly charge to tenants and residents.

The monthly charge is £760.01. This charge reduces to £701.84 if you opt for the reduced day catering option of Monday-Friday.

This covers the cost of providing a daily hot lunch and a cold supper, controlled entry system, emergency alarms, all heating, lighting and mains services, water rates, provision and maintenance of the lift, gardens, laundry room and other facilities and cleaning of communal areas and refuse collection, buildings insurance, contribution to the Property and services Renewal Fund. New residents accepted from 60 years of age.





The shared on-site facilities include a lounge, library, laundry, hair salon and guest room. The estate is very convenient for local shops, amenities and transport links to the city centre. An on-site manager takes care of repairs and maintenance of the buildings/grounds and can also offer advice on further support available. There is a 24 hour emergency call system giving you access to help and assistance as required. The social activities on offer include coffee mornings, entertainment evenings, games sessions and trips out.

### **SITUATION**

Summertown is just a short walk away offering a wide range of shops, cafes, supermarkets, and a choice of doctors' surgeries and chemists. The bus services on both the Woodstock Road and the Banbury Road offer a reliable and regular service into Oxford City Centre. Oxford mainline station and the new Oxford Parkway station provides regular services to 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 Penny & Sinclair's staff who has seen the property in order that you do not make a wasted journey.

### **MANAGEMENT COMPANY**

Anchor Hanover  
Tel: 01784 446000

### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sinclair.

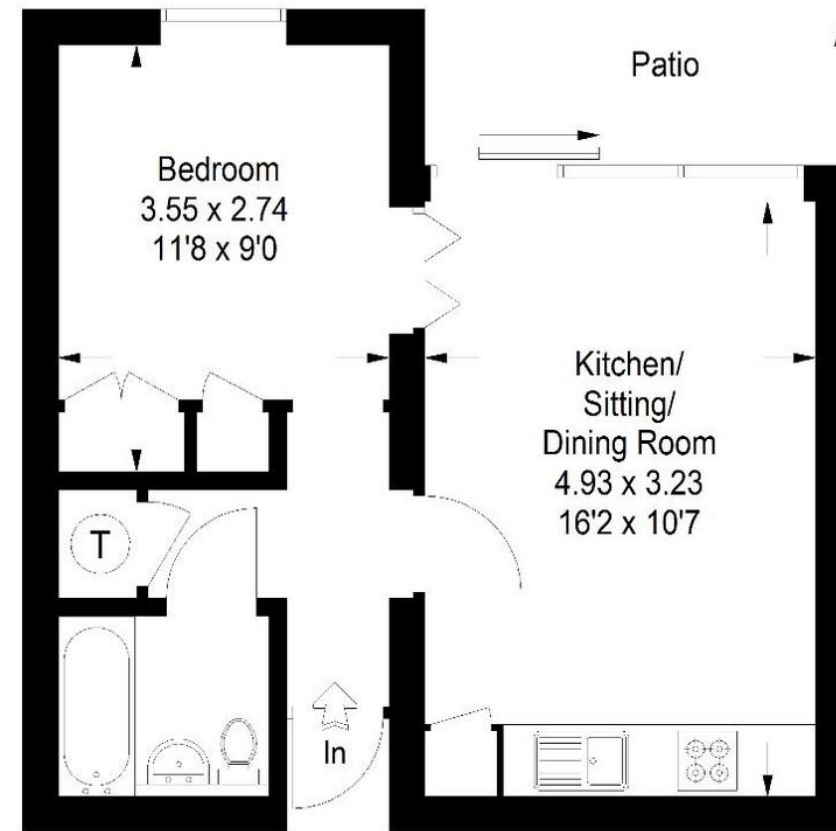
### **COUNCIL TAX**

Council Tax Band 'C' amounting to £1,768 for the year 2019/20.

### **LOCAL AUTHORITY**

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





Approximate Gross Internal Area =  
34 sq m / 366 sq ft

## Ground Floor

FLOORPLANZ © 2013  
0845 6344080 Ref 119464

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows & door openings are  
approximate.  
Whilst every care is taken in the  
preparation of this plan, please  
check all dimensions, shapes &  
compass bearings before making  
any decisions reliant upon them.

**PENNY &  
SINCLAIR**

**01865 318013**

Mayfield House, 256 Banbury Road,  
Summertown, Oxford, OX2 7DE

sales@pennyandsinclair.co.uk

**IMPORTANT NOTICE** Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property. vii) all measurements are approximate.