



## FLAT 2, STAINCROSS HOUSE

ALBION PLACE, OXFORD, OX1 1SG

**PENNY &  
SINCLAIR**



# FLAT 2, STAINCROSS HOUSE

GUIDE PRICE £465,000

ALBION PLACE, OXFORD, OX1 1SG

Central Location • Well Presented Throughout • Two Double Bedrooms • South-facing Balcony • Secure Gated Parking • Rooftop Terrace with Views • Short Let Potential • No Onward Chain •

## DESCRIPTION

A beautifully presented light, airy, and modern two bedroom apartment in central Oxford. The property comprises of an open plan kitchen and dining area, a stylish bathroom, two double bedrooms and a south facing balcony. The apartment finished a full refurbishment in September 2019, complete with a new combi boiler and SGN gas pipelines for a modern central heating system, entire rewiring of electrics and lights throughout, installation of new fire doors and fire walls, and new plumbing & copper pipes throughout the kitchen and bathroom. The two double bedrooms benefit from their south facing orientation, and have a snug area below the bed mezzanines. There is access to a communal rooftop terrace with views over Oxford. The property would be suitable for owner occupier requiring easy access to the city centre or owners looking to short let the property. The property benefits from rare gated parking and no onward chain.

## LOCATION

Staincross House is a development located in Central Oxford and is ideal for those wanting access to the mainline railway and coach stations, the Said Business School, and the various University colleges in central Oxford. The redevelopment of the Westgate shopping centre offering a wide range of retail shops including John Lewis along with various bars, restaurants, is just around the corner from the apartment.

## DIRECTION

From Oxford City Centre proceed south along St Ebbes Street and this will lead onto Little Gate Street. From there turn left on to Albion Place, and the development will be found on the left hand side.







### **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.

### **TENURE & POSSESSION**

The property is leasehold with 106 years remaining. Offered with no onward chain and vacant possession. The ground rent is £100 per annum and the service charge amounts to £1,600 per annum. Secure gated parking costs £900 per annum.

### **FIXTURES AND FITTINGS**

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

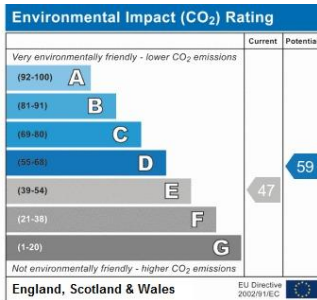
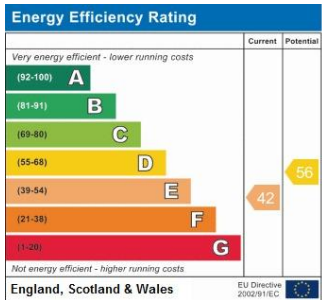
### **SERVICES**

All mains services are connected with the exception of gas.

### **LOCAL AUTHORITY & COUNCIL TAX**

Oxford City Council  
Town Hall  
St Aldates  
Oxford  
OX1 1BX  
Telephone (01865) 249811  
Council Tax Band C - £1831.30 per annum (2020/21)





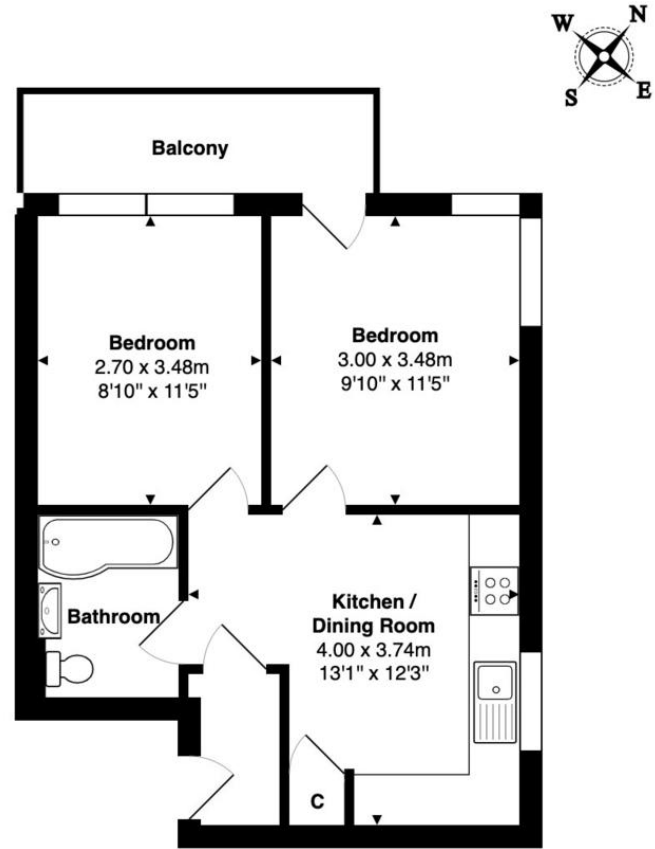
01865 297555

1-4 The Plain

St. Clements

Oxford, OX4 1AS

city.sales@pennyandsinclair.co.uk



1st Floor

Approx. Gross Internal Area: 40.0 m<sup>2</sup> ... 431 ft<sup>2</sup> (excluding balcony)

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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