FLAT 11, NORHAM END
NORHAM ROAD, OXFORD, OX2 6SG

A two bedroom first floor apartment situated in highly sought after Norham Manor close to University Parks. The property also benefits from communal gardens and a garage.

Prime location within Norham Manor • Communal gardens managed by Oxford University Parks • First floor with South facing balcony • Two bedrooms • Storage room • Sitting/dining room • Kitchen • Garage & Parking • Short walk to University Parks

DESCRIPTION
Situated in the highly sought after Norham Manor, Norham End is a select development of apartments built in the late 1970's by Kingerlee, a long established development company renowned for their quality of workmanship. This well presented apartment is located on the first floor and enjoys a South facing balcony with a view of the garden. The accommodation comprises an entrance hall with small room currently used for storage, a good sized sitting/dining room with a balcony, a well fitted kitchen, two double bedrooms with fitted wardrobes and a bathroom. Outside there are attractive, well maintained communal gardens to the front and to the rear of the building is ample parking and a garage.

SITUATION
Norham End is located within Norham Manor, one of Oxford's most sought after locations and an area where properties of this type rarely become available. The property is located within walking distance of University Parks and the centre of Oxford and is also very well positioned for Oxford's excellent range of schools with the Dragon and Oxford High School within walking distance and St Edwards, Magdalen, Headington Girls School, Lynams and Wychwood all within easy reach. The property is also in the catchment for the Cherwell School. There is good access to all the day to day shopping facilities of Summertown including Marks & Spencer, bars and restaurants and the popular The Nuffield Health and Racquets Club or Walton Street which offers supermarkets, bars, restaurants, and a cinema. The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services directly to London Paddington (approx. 60 mins) and Oxford Parkway station leads into London Marylebone (approx. 55 mins).
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 electric heating.

TENURE & POSSESSION
The apartment is leasehold with share of the freehold; the lease has ?? years remaining. Service charges currently £?? for the present financial year.

COUNCIL TAX
Council Tax Band 'E' amounting to £2,522 for the year 2020/2021. Telephone (01865) 252870

LOCAL AUTHORITY
Oxford City Council
City Chambers
Queen Street
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Telephone (01865) 249811
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