



26 WOOLDRIDGE COURT, MARGARET ROAD

HEADINGTON, OXFORD, OX3 8SE

**PENNY &
SINCLAIR**

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MARGARET ROAD

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Entrance Hall • Open Plan Kitchen/Dining/Living Room • Two Double Bedrooms • Bathroom • Allocated Parking Space • • • •

DESCRIPTION

A very well presented duplex first floor apartment forming part of a courtyard development of similar properties in this highly convenient location. The property is arranged over the first and second floors, set out with a well fitted kitchen/dining/sitting room with balcony, inner hall with two good storage cupboards, double bedroom with a built in wardrobe, bathroom and stairs up to a top floor double bedroom. The apartment has a range of good quality fittings that include oak wooden flooring, Villeroy & Boch sanitary ware and Minoli tiling. The kitchen is fitted with integrated appliances including a dishwasher, washer/dryer, oven, hob and fridge/freezer. Outside there are communal bin and bike stores and off road allocated parking for one car.

LOCATION

Situated in Headington, the apartment provides good access to all the day-to-day shopping facilities including bars, restaurants, banks and parks. Walking distance to the London bus service, the Nuffield and Churchill Hospitals. Oxford city centre is a short bus ride away.

DIRECTIONS

From the Headington shops take Windmill Road (B4495) and then the third turning on left into Margaret Road. Wooldridge Court is situated a short distance along on the left hand side. The property is located towards the top right hand corner of the development.

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.





FIXTURES & FITTINGS

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

SERVICES

All mains services are connected. Electric underfloor heating.

TENURE & POSSESSION

The property is Leasehold with a term of 150 years from and including 01 January 2006, so c. 135 years remaining. The current ground rent payment is £375.78 pa and the maintenance charge is £2198.35 pa. Vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

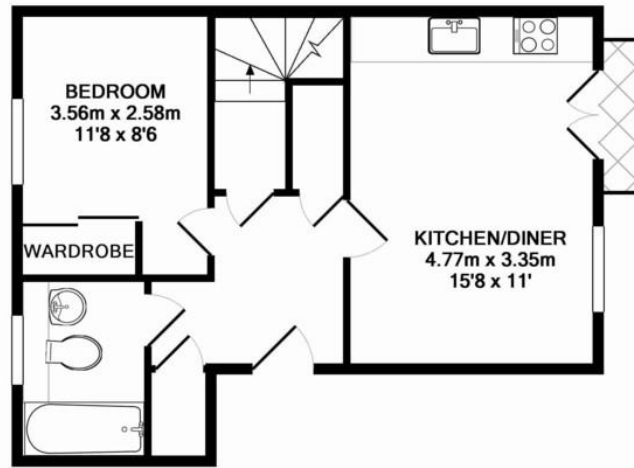
Oxford City Council
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Council Tax Band C £1831.30 for 2020/21

AGENTS NOTE

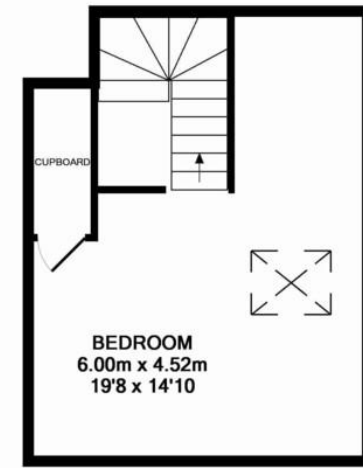
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 66.4 SQ.M. (715 SQ.FT.)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Drawn by E8 Energy Solutions - www.e8es.co.uk
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