



55 ROWLAND HILL COURT

OSNEY LANE, OXFORD, OX1 1LF

**PENNY &
SINCLAIR**

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A wonderful two bed, two bath apartment located in this popular gated development in Central Oxford with great views over the well-tended communal gardens and towards St. Thomas the Martyr's Church with the added benefit of allocated parking.

Gated development • Two double bedrooms • Two bathrooms • Bay fronted living room • Separate kitchen • Allocated parking • Easy access to rail station

DESCRIPTION

A fantastic two bedroom, two bathroom 2nd floor apartment situated in this popular gated development in Central Oxford. The apartment has been used as a very successful 'short let' business with high occupancies and a weekly rent of £926. The apartment enjoys an envious position within the development with views over the well-tended communal gardens and beyond to St Thomas the Martyr church. The property comprises a bay-fronted sitting room with Juliet balcony, separate kitchen, spacious master bedroom with en-suite, second double bedroom and main bathroom, in addition to plenty of storage. Outside there are established communal gardens with benches, and allocated parking. This development is unique in Oxford, as it has a part-time caretaker on site.

LOCATION

Rowland Hill Court is located in Central Oxford and is ideal for those wanting access to the mainline railway and coach stations, the Said Business School, the various university colleges in central Oxford and the new Westgate shopping centre with its range of bars and restaurants.





DIRECTIONS

From Oxford City Centre proceed south down Oxpens Road and after passing St. Thomas Street on the left, Rowland Hill Court will be found on your right hand side. Pedestrian access is from the main road and the parking entrance is found off Osney Lane which is the next turning on the right 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 offered with no onward chain and vacant possession.

There are approximately 110 unexpired years remaining on the lease.

Ground Rent is £175.00 per annum.

Maintenance charge is £1550 including insurance

FIXTURES & 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

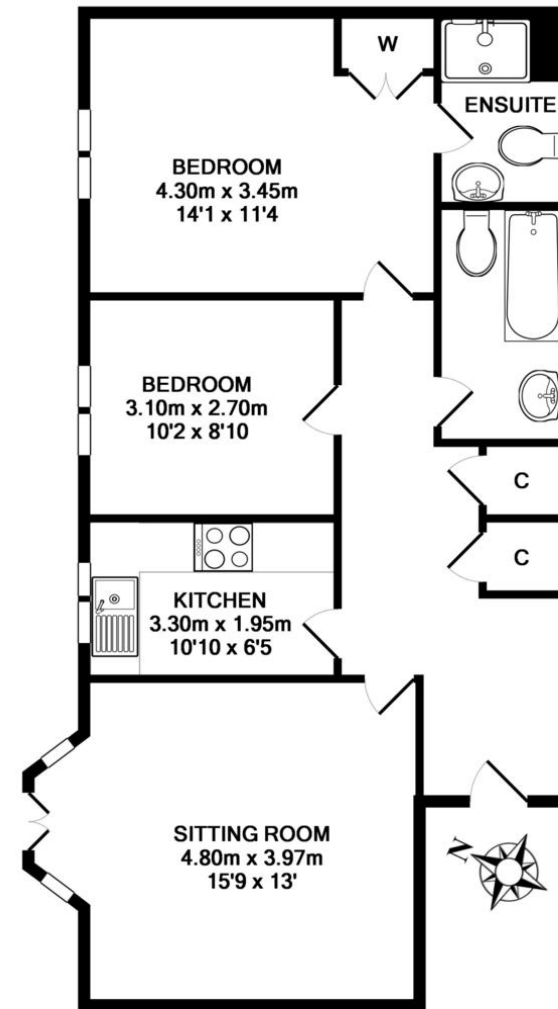
OX1 1BX

Telephone (01865) 249811

Council Tax Band 'E' amounting to £2,210.33 for the year 2017/18.

Telephone (01865) 252870





TOTAL APPROX. FLOOR AREA 67.3 SQ.M. (724 SQ.FT.)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Drawn by E8 Property Services. Total floor area includes detached garages and/or outbuildings - www.e8ps.co.uk
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**PENNY &
SINCLAIR**

Tel: 01865 297555

1-4 The Plain, St.Clements,

Oxford,

OX4 1AS

city.sales@pennyandsinclair.co.uk

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