

PENNY & SINCLAIR



Flat 1 , 35 Leckford Road, Oxford, OX2 6HY

A charming and beautifully renovated two bedroom apartment with south facing gardens and off street parking.

Guide Price £580,000

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

www.pennyandsinclair.co.uk

Tel: 01865 318013

DESCRIPTION

Forming part of this period conversion in the highly sought after area of Central North Oxford, this beautiful apartment has been renovated throughout and benefits from direct access to the communal gardens through French doors. The period features and modern finish work well together to create a wonderful combination and stunning apartment. The accommodation comprises: entrance hall, two double bedrooms, bathroom, fully fitted kitchen and sitting room with a beautiful open fireplace and dual aspect, benefitting from a south-east aspect. To the exterior are lawned gardens to the front and off-street parking on the gravel drive, accessed on Warnborough Road.

SITUATION

The property is situated in an excellent location in the sought after area of Walton Manor, with the charming local shops of Walton Street, restaurants, bars and a cinema close by. Also within walking distance are Port Meadow and the comprehensive facilities of Oxford City centre, University departments and a range of excellent schools for all ages. There are rail services within easy reach to central London in under an hour from Oxford mainline and Oxford Parkway stations, and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.

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 offers a share of the freehold and vacant possession upon completion.

The annual maintenance charge for 2018 is £1000.

SERVICES

All mains services are connected.

FIXTURES & FITTINGS

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

COUNCIL TAX

Council Tax Band 'E' amounting to £2,431 for year 2019/20. Tel: 01865 252870.

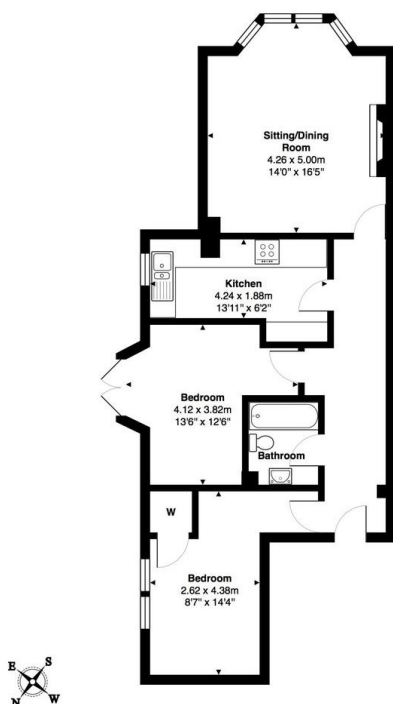
LOCAL AUTHORITY

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

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Approximate Gross Internal Area: 69.7 m² ... 750 ft²

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 EB Property Services. www.ebps.co.uk