



**112 Frenchay Road**

Waterways, Oxford, OX2 6TE

**PENNY &  
SINCLAIR**



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## DESCRIPTION

This three bedroom apartment has been renovated and beautifully finished throughout in a contemporary style to a very high standard. The accommodation comprises; entrance hall, bathroom, en suite master bedroom, two further bedrooms, dual aspect sitting/dining room with an archway into a fully integrated kitchen and access to a private balcony. The apartment offers good natural light throughout. The apartment sits in the Phil & Jim catchment and benefits from lift access, a private balcony and allocated parking.

## SITUATION

Situated in the Cherwell & Phil & Jim school catchment area, the property is within easy walking distance to all the day to day shopping facilities of Jericho including bars, restaurants, cinema and health centre and slightly further afield the comprehensive facilities of Summertown and Oxford City Centre. Within five minutes walk of the property there is a small convenience shop, a good playground, The Anchor pub and a very popular local restaurant. Equally nearby is Port Meadow for beautiful walks, whilst the picturesque Oxford Canal offers an alternative route into Oxford city centre, the coach station and to Oxford train station with fast routes to London and Birmingham. Three miles from the property there is now the new Oxford Parkway station with regular services into London Marylebone.

## 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 who have seen the property in order that you do not make a wasted journey.

## TENURE & POSSESSION

The property benefits from a share of the freehold.

Annual charges are approx. £2,400 per annum.

The property is offered for sale chain free and with vacant possession.

## 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 £2,213.00 for the year 2017/18.

Council Tax Department Tel: (01865) 252870

## LOCAL AUTHORITY

Oxford City Council

Queen Street

Oxford

OX1 1EN

Telephone: (01865) 249811

## AGENTS CONTACT DETAILS



01865 318013

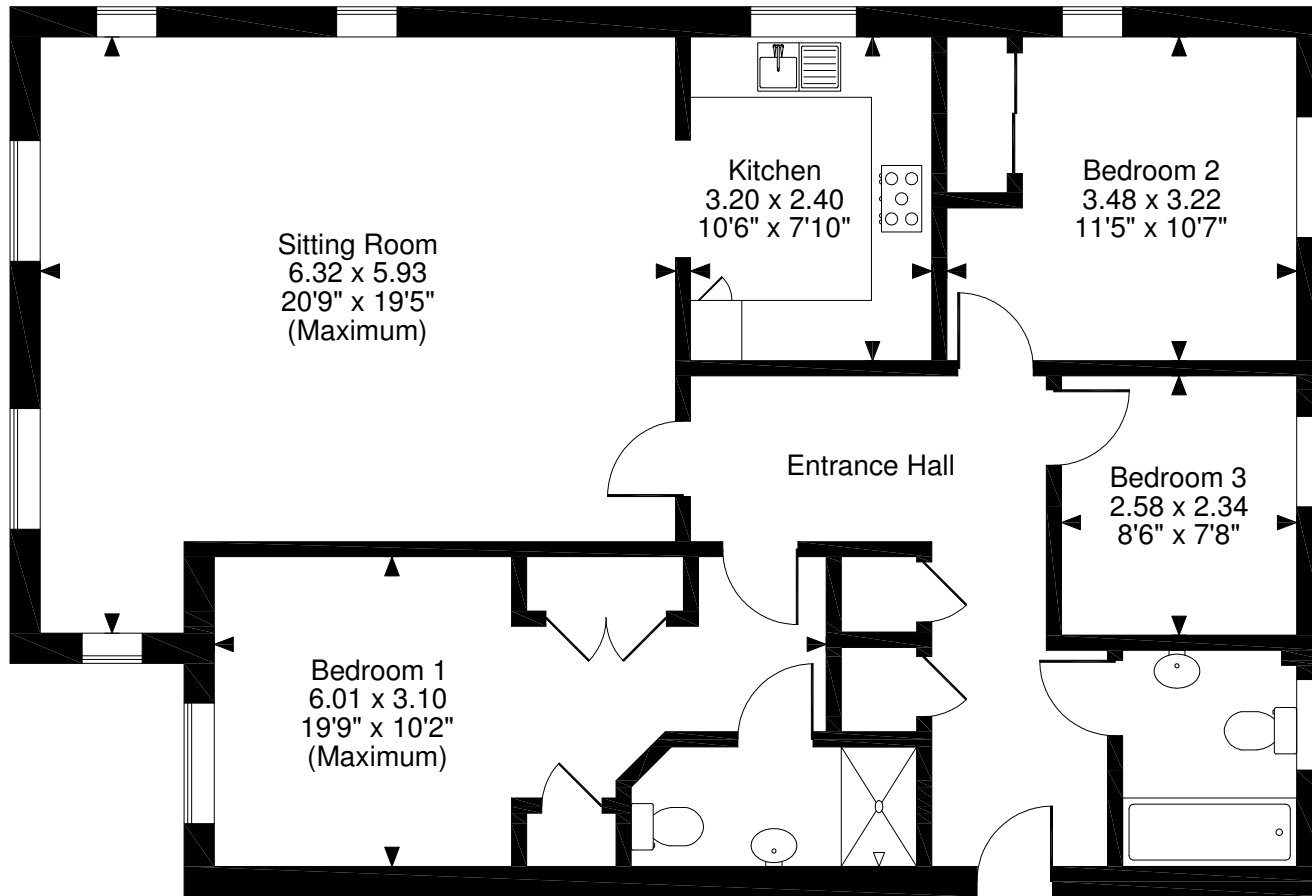
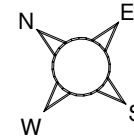
Mayfield House, 256 Banbury Road,

Summertown, Oxford, OX2 7DE

[sales@pennyandsinclair.co.uk](mailto:sales@pennyandsinclair.co.uk)



**Approximate Gross Internal Area**  
1067 Sq Ft/99 Sq M



**Ground Floor**



#### IMPORTANT NOTICE

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