

# PENNY & SINCLAIR



## 54 Stockleys Road, Headington, Oxford, OX3 9RH

A smart two double bedroom first floor apartment with balconies ideal for investors and first time buyers alike.

**Guide Price £285,000**

1-4 The Plain, St Clements,  
Oxford, OX4 1AS

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Tel: 01865 297555

## DESCRIPTION

A much improved two double bedroom apartment ideally placed for access to the John Radcliffe hospital making this an investment property or equally suitable for an owner occupier. The apartment has been updated to include a new kitchen and stylish bathroom in addition to a wonderful double aspect reception room with a door leading on to a balcony. There is also an additional balcony accessed from the kitchen. Both bedrooms benefit from built-in cupboards as well as further storage throughout. Outside there are communal gardens and a very useful brick storage shed. Parking is by means of on street permit parking.

## LOCATION

Stockleys Road is ideally placed for access to the John Radcliffe hospital. There is a small parade of shops nearby and there are frequent public transport links less than 0.5 mile walk to the railway station via central Oxford. There is a wider array of shops in Headington and Marston. For those wanting access to the ring road, this is five minutes away.

## DIRECTIONS

From The Plain take St Clements Street and head towards Headington. At the second set of traffic lights turn left on to the Marston Road. Proceed to the end of this road, and at the roundabout, turn left on to Headley Way. Take the first left in to Copse Lane. Follow this road and bear left on to Westlands Drive. Take the first Left in to Maltfield Road. Follow this to the end, where Stockleys Road can be found on the left. The apartment can be found at the end of the road on the right.

## 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 main services are connected.

## TENURE & POSSESSION

The property is leasehold and offers vacant possession upon completion.

Length of lease: 101 years remain

Maintenance charge: £838.92

Ground rent: £10.00 per annum

## LOCAL AUTHORITY & COUNCIL TAX

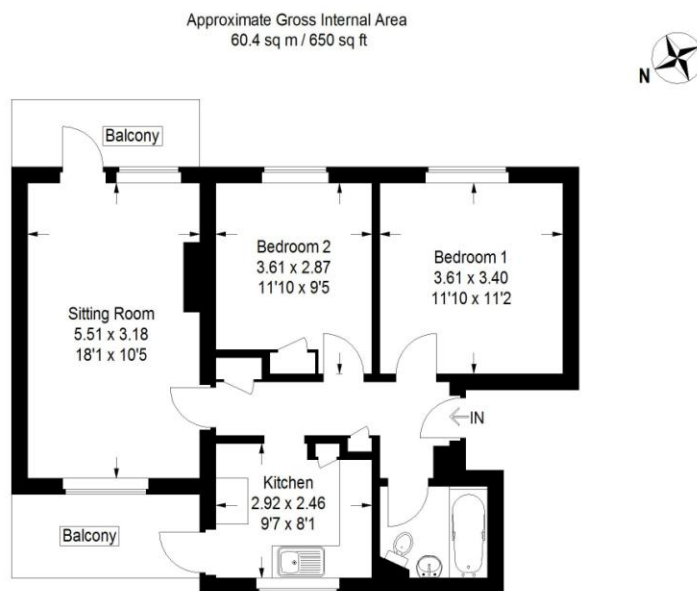
Oxford City Council

Town Hall

St Aldates

Oxford, OX1 1BX Tel: 01865 249811

Council tax band 'B' (amounting to £1,406.57 for the year 2017/18)



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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