



21 ABLETT CLOSE

OXFORD, OX4 1XH

**PENNY &
SINCLAIR**

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Smart modern two bedroom property with parking in convenient location between South Park and the Cowley Road.

Sitting Room • Kitchen • Two Double Bedrooms •
Bathroom • Garden • Allocated Parking • Great Location

DESCRIPTION

Located in the heart of East Oxford and moments away from South Park is this modern terraced property with allocated parking. The property comprises of two double bedrooms and re-fitted bathroom on the first floor, whilst the ground floor offers a re-fitted kitchen with new boiler, and a reception room with patio doors leading on to a delightful rear garden with rear pedestrian access. To the front there is a lawned area and an allocated parking space for one vehicle. The property is ideally placed for access to the Cowley Road, and public transport links to London and the airports.

LOCATION

Ablett Close is located to the east of the city centre and within walking distance of Magdalen Bridge and the High Street. The bustling Cowley Road shops and facilities is a short walk, as is South Park and the London/airport coach stop in St. Clements Street.





DIRECTIONS

From The Plain proceed along St. Clements Street. At the traffic lights in London Place, turn right into Morrell Avenue. Take the third turning on the right into East Avenue, then take the next right in to Ablett Close where the property will be found on the right.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sindair. 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 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.

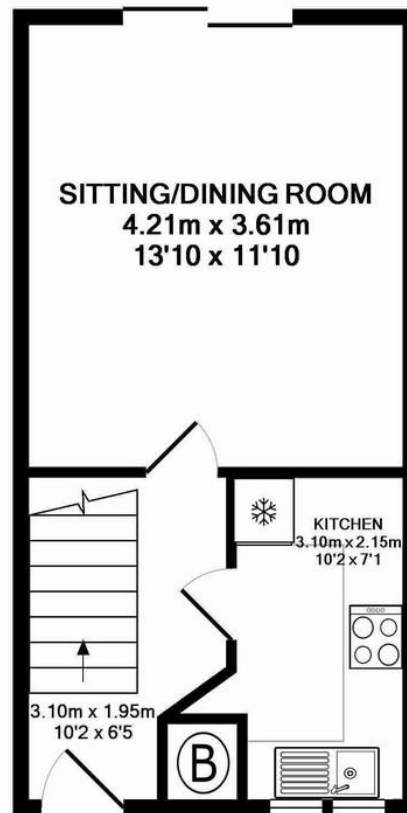
TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

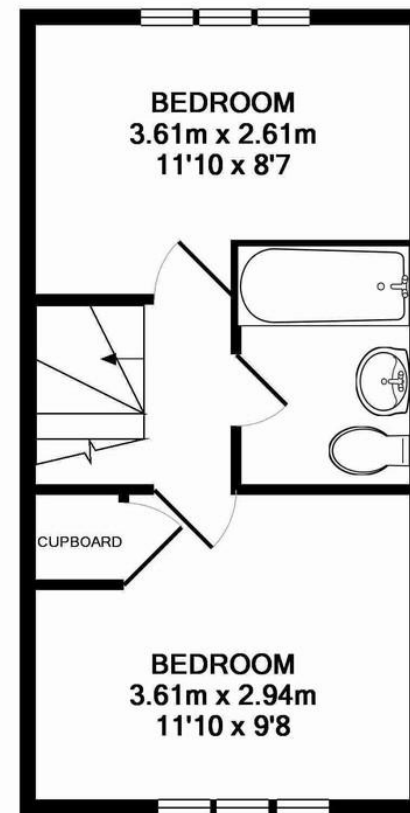
LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
Town Hall
St Aldates
Oxford
OX1 1BX
(01865) 249811
Council Tax Band C - £1,697.59 (2018/19)





GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 53.1 SQ.M. (571 SQ.FT.)

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 and no responsibility is

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