

PENNY & SINCLAIR



Bakehouse Cottage, 12 York Place, St Clements, Oxford, OX4 1YL

One of the closest residential homes to Magdalen Bridge at the heart of St. Clements.

Guide Price £475,000

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

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DESCRIPTION

One of the closest residential houses to Magdalen Bridge - Bakehouse Cottage is situated in the heart of St. Clements and within easy reach of the High Street, London coach stop and South Park. This pre Victorian property offers beautifully presented accommodation which is arranged over two floors. Comprises, sitting room, kitchen/breakfast room, utility/cloakroom, two bedrooms each with en suite shower rooms. There is no car parking with the property and the current occupier has a residents parking permit with a space usually found in nearby Dawson Street.

SITUATION

York Place is located just off the St. Clements roundabout. The location offers shops, bars, restaurants and the local cinema within a few minutes walk, as is the bus stop on St Clements Street with a regular service to London and the city centre. South Park, Headington Hill and the University Parks are again a few minutes walk. The River Cherwell splits into three in this area and the Eastern Channel flows at the bottom of the lane.

DIRECTIONS

From our office in St. Clements cross over the road via the zebra crossing into York Place. The property will be found at the bottom of this no through road on the left 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.

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

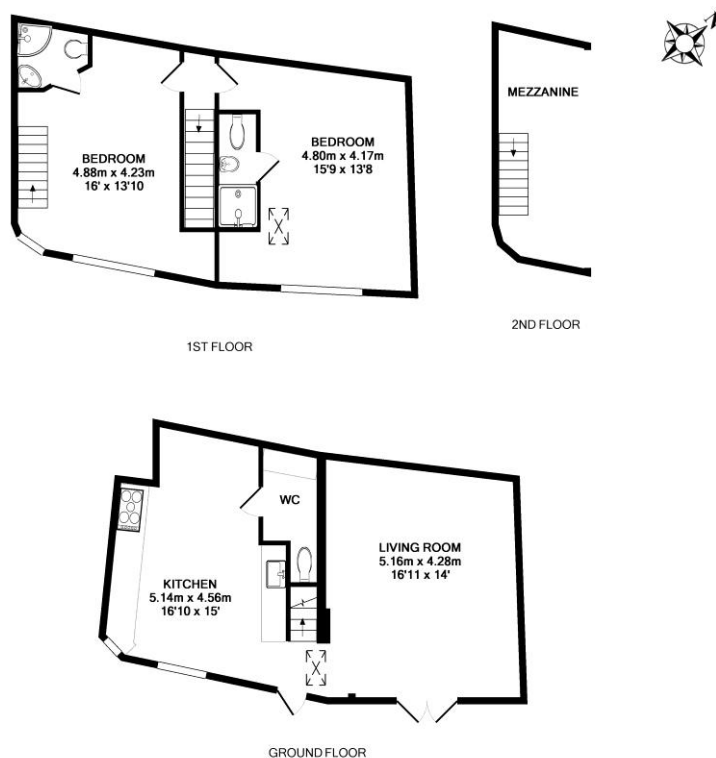
St Aldates

Oxford

OX1 1BX

Telephone (01865) 249811

Council Tax Band 'D' amounting to £1808.45 for year 2017/18.



TOTAL APPROX. FLOOR AREA 86.1 SQ.M. (927 SQ.FT.)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Drawn by E8 Energy Solutions - www.e8es.co.uk
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