



The image shows a three-story brick house with a gabled roof and a chimney. The house features red brick bands and bay windows. It is surrounded by lush green trees and a lawn. A stone path leads to the front steps. The house is located at 35 Leckford Road, Oxford OX2 6HY.

Flat 3

35 Leckford Road, Oxford OX2 6HY

**PENNY &
SINCLAIR**

Flat 3 35 Leckford Road, Oxford OX2 6HY

DESCRIPTION

This first floor apartment forms part of this period conversion in the highly sought after area of Central North Oxford. The apartment has been renovated throughout and offers a wonderful combination of high ceilings, sash windows with a modern and contemporary finish. The accommodation comprises entrance hall with bespoke fitted bookshelves, two double bedrooms with fitted storage, shower room, 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 including 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.

FIXTURES & FITTINGS

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

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.

SERVICES

All mains services are connected.

TENURE & POSSESSION

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

COUNCIL TAX

Council Tax Band 'E' amounting to £2337 for year 2018/19.

Tel: 01865 252870.

LOCAL AUTHORITY

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

AGENTS CONTACT DETAILS

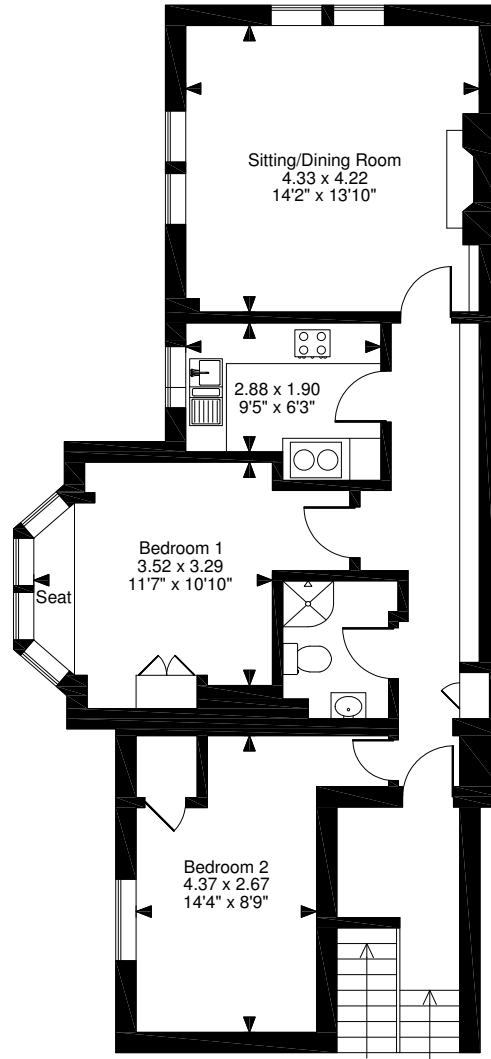
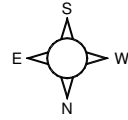


01865 318013

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Approximate Gross Internal Area
704 Sq Ft/65 Sq M



First Floor



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