



# RUSSELL COURT

OXFORD, OX2 6JH

**PENNY &  
SINCLAIR**



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OXFORD, OX2 6JH

**Ground floor apartment with garden views, allocated parking and a short walk to the bus stop. A wonderful and convenient location for access to Summertown & Oxford City Centre.**

Beautifully kept communal gardens • Garden views •  
Allocated parking • Two bedrooms • Easy access to  
nearby bus stop • Chain free sale •

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On corner of Woodstock Road and St Margaret's Road

## DESCRIPTION

A wonderfully located ground floor apartment with flexible accommodation, offering the potential to have two bedrooms or as currently presented with a formal dining room. The accommodation comprises private entrance, kitchen/breakfast room, dining room/bedroom 2, bathroom, storage cupboard, master bedroom and sitting room overlooking the inner gardens. The property benefits from an east/west orientation, allocated parking and convenient access to the bus stop. There are beautifully kept communal gardens and a wonderful community within the development.

## SITUATION

Situated in Central North Oxford, the apartment provides good access to North Parade, Jericho and Summertown for day-to-day shopping facilities, bars, restaurants and cinemas, as well as to Oxford City Centre and the new Westfield shopping centre. The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40 to London; the Oxford rail station has regular services directly to London Paddington.





### **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 staff who has seen the property, in order that you do not make a wasted journey.

### **SERVICES**

All mains services are connected with the exception of gas.

### **TENURE & POSSESSION**

The property is leasehold with a share of the freehold. RCO Management Ltd holds the freehold for the estate and each owner of a property at Russell Court has a lease as well as a share in the Freehold Company (RCO Management Ltd). There are 88 years remaining on the lease, the Management Company wishes to offer the opportunity to extend the lease to 999 years with no premium payable other than the legal fees.

The annual maintenance charge is £1,904.40

### **FIXTURES & FITTINGS**

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

### **COUNCIL TAX**

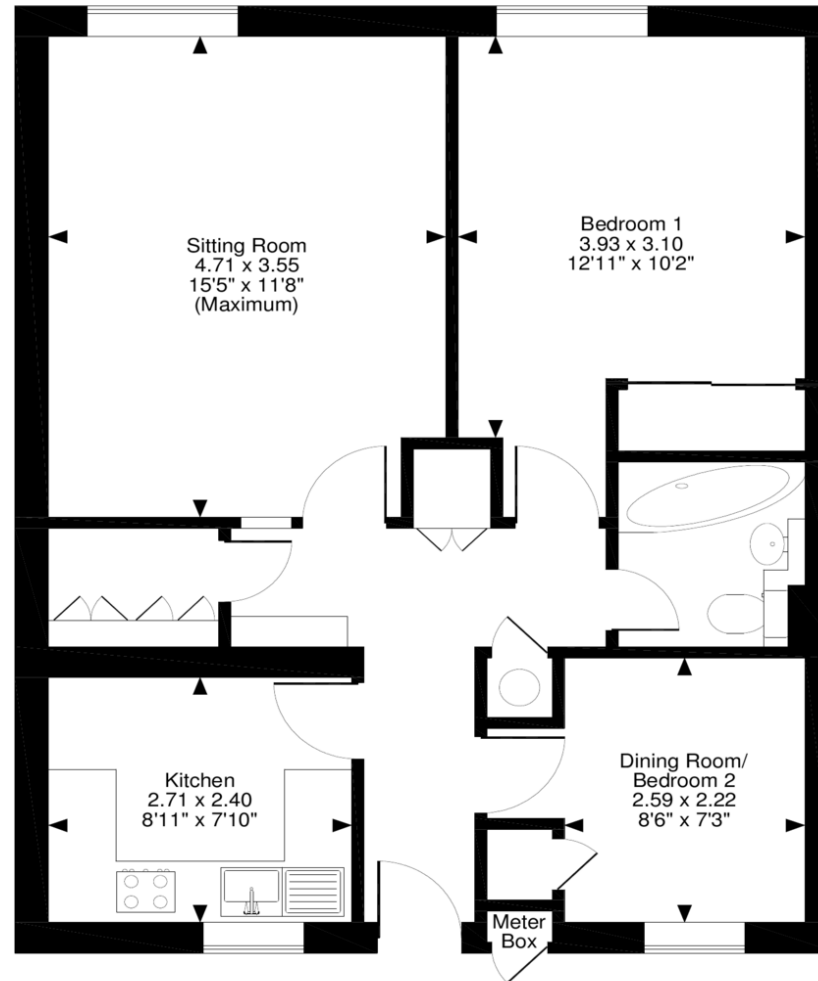
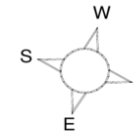
Council tax band 'C' amounting to £1,700 for the year from 2018/19.

### **LOCAL AUTHORITY**

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



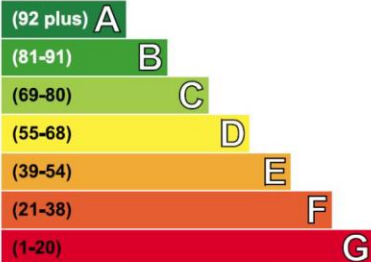
Approximate Gross Internal Area  
630 Sq Ft/59 Sq M  
Quoted Area Excludes 'Meter Box'



Ground Floor

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
56	74

**PENNY &  
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