



WEST COURT, WEST STREET

OSNEY ISLAND, OXFORD, OX2 0NP

**PENNY &
SINCLAIR**

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Investment opportunity with tenant in situ. Two bedroom, ground floor apartment with river views, garage and parking, and a short walk to the bus stop and railway station.

Close proximity to the City Centre • Walking distance of the railway station • Two bedrooms • Garage and parking • Within the Osney Island conservation area • Riverside walks along the tow path • Nearby parks and recreation areas •

DESCRIPTION

A wonderfully located two bedroom, ground floor apartment within easy reach of the railway station and Oxford City Centre, as well as parks and riverside walks. The current accommodation comprises hallway, kitchen, bathroom, storage cupboard, master bedroom, second bedroom and sitting room overlooking the riverside. The apartment block has well-kept communal gardens running down to the riverside; the property also benefits from a garage and parking. Tenant in situ with 3 year contract and six-month break clause.

SITUATION

Osney Island is a charming conservation area and a riverside community located to the West of Oxford. There is a strong community on the island, with pleasant towpath walks and nearby parks and recreation areas. Also close by is one of Oxford's oldest pubs, The Perch, a frequent haunt of Inspector Morse and an influential venue on the British Jazz scene! There are a range of convenience stores including a Waitrose supermarket on the Botley Road. The property is within walking distance of the railway station with regular services directly to London Paddington, and convenient for the comprehensive amenities of the City Centre and new Westgate Shopping Centre. From the coach station at Gloucester Green, there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.





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.

TENURE AND POSSESSION

The property is leasehold and offers vacant possession upon completion.

Lease of 125 years from 1975.

The annual charges are £325 per quarter.

Ground rent £78 per annum.

FIXTURES AND FITTINGS

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

SERVICES

All mains services are connected with the exception of gas.

COUNCIL TAX

Council Tax Band 'C' amounting to £1768 for the year 2019/20.

Council Tax Department Tel: 01865 252870

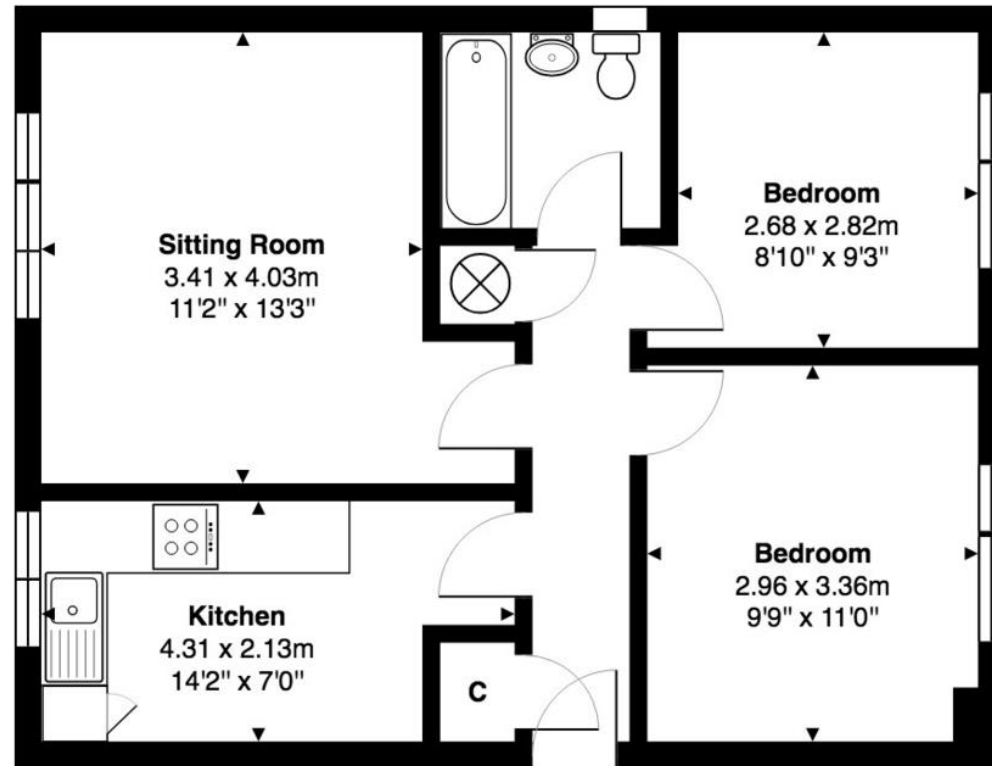
LOCAL AUTHORITY

Oxford City Council. Telephone (01865) 249811

EPC RATING

EPC Rating 'E'.





Approx. Gross Internal Area: 53.1 m² ... 572 ft²

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. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk

**PENNY &
SINCLAIR**

01865 318013

Mayfield House, 256 Banbury Road,
Summertown, Oxford, OX2 7DE

sales@pennyandsinclair.co.uk

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