



55B BULLINGDON ROAD

OXFORD, OX4 1QJ

PENNY &
SINCLAIR

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A superb apartment situated in this most convenient location and within easy reach of the city centre and bustling Cowley Road.

Own Direct Access • Entrance Hall • Double Bedroom • Open Plan Sitting/Dining Room • Mezzanine •

DESCRIPTION

A superb apartment situated in this most convenient location and within easy reach of the city centre and bustling Cowley Road. The accommodation extends to c. 505 sq ft and comprises, entrance hall, double bedroom with built in wardrobe and good sized bathroom. The first floor comprises a open plan kitchen/sitting room with the additional benefit of a mezzanine floor which is accessed from the sitting room and could be used as a study area or further bedroom accommodation. It should be noted that the property does not have any parking and is not eligible for a parking permit.

LOCATION

Bullingdon Road is located to the east of the city centre, and within easy reach of the bustling Cowley Road. It is within walking distance of Magdalen Bridge and the High Street. The Cowley Road is less than 5 minutes' walk away, and the property is short walk from the green spaces of South Park or Aston's Eyot at the end of Jackdaw Lane as well as the nearby University sports centre and river. There is also good access to the ring road and the A/M40 as well as the mainline train station in central Oxford.

DIRECTIONS

From The Plain, proceed along the Iffley Road. Take the sixth turning on the left hand side into Bullingdon Road, where the property will be found on the corner of Bullingdon Road and Denmark Street.





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.

TENURE & POSSESSION

The property is offered with a Share of Freehold and offers vacant possession upon completion. Maintenance Charge is paid on an ad-hoc basis. There is no ground rent payable.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

Town Hall

St Aldates

Oxford

OX1 1BX

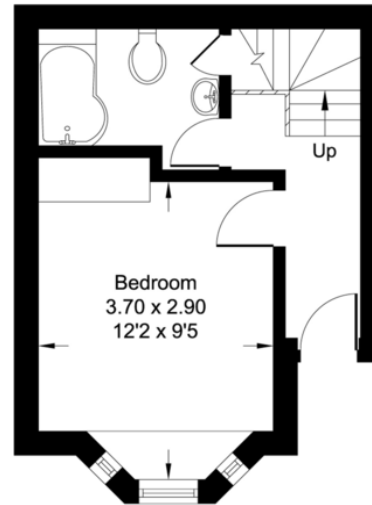
Telephone (01865) 249811

Council Tax Band TBC

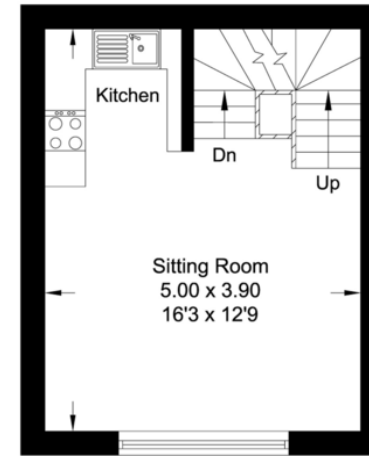




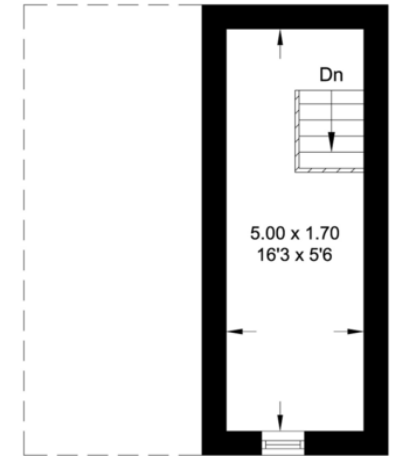
Approximate Gross Internal Area = 47 sq m / 505 sq ft
Total = 47 sq m / 505 sq ft



Ground Floor



First Floor



Mazzanine

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 taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**PENNY &
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