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## Butler Close, Oxford, OX2 6JG

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A top/third floor flat requiring refurbishment, set on this highly regarded central residential development.

Prestigious Central Development | Top Floor Flat Requiring Refurbishment | Share of Freehold | Entrance Lobby, Sitting Room, Kitchen, Two Bedrooms & Bathroom | Private Garage & Communal Parking | Delightful Mature Gardens & Drying Area | No Onward chain |

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### TENURE & POSSESSION

The Property is Share of Freehold





## DIRECTIONS & SITUATION

This top/third floor flat is set on a prestigious development built around an established central garden. The flat requires refurbishment, as is reflected in the price. Accommodation comprises entrance lobby, kitchen, and sitting room with large picture window overlooking the communal garden, inner lobby with bathroom and storage cupboard, and two bedrooms. Outside there is a private garage, communal parking, and bike rack, communal drying area and bin cupboards.

The property is well situated in Central North Oxford neighbourhood of Oxford within walking distance of the beautiful Port Meadow and vibrant Jericho with day to day shopping facilities including restaurants, bars, pubs, supermarkets and a cinema along with the Radcliffe Quarter, Blavatnik School of Government and Oxford University Press. The more comprehensive facilities of the City Centre are within level walking/cycling distance or a bus ride away, including the impressive Westgate shopping centre and the constituent colleges and departments of The University of Oxford. There are rail services to London Paddington in approximately one hour from Oxford mainline station and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.



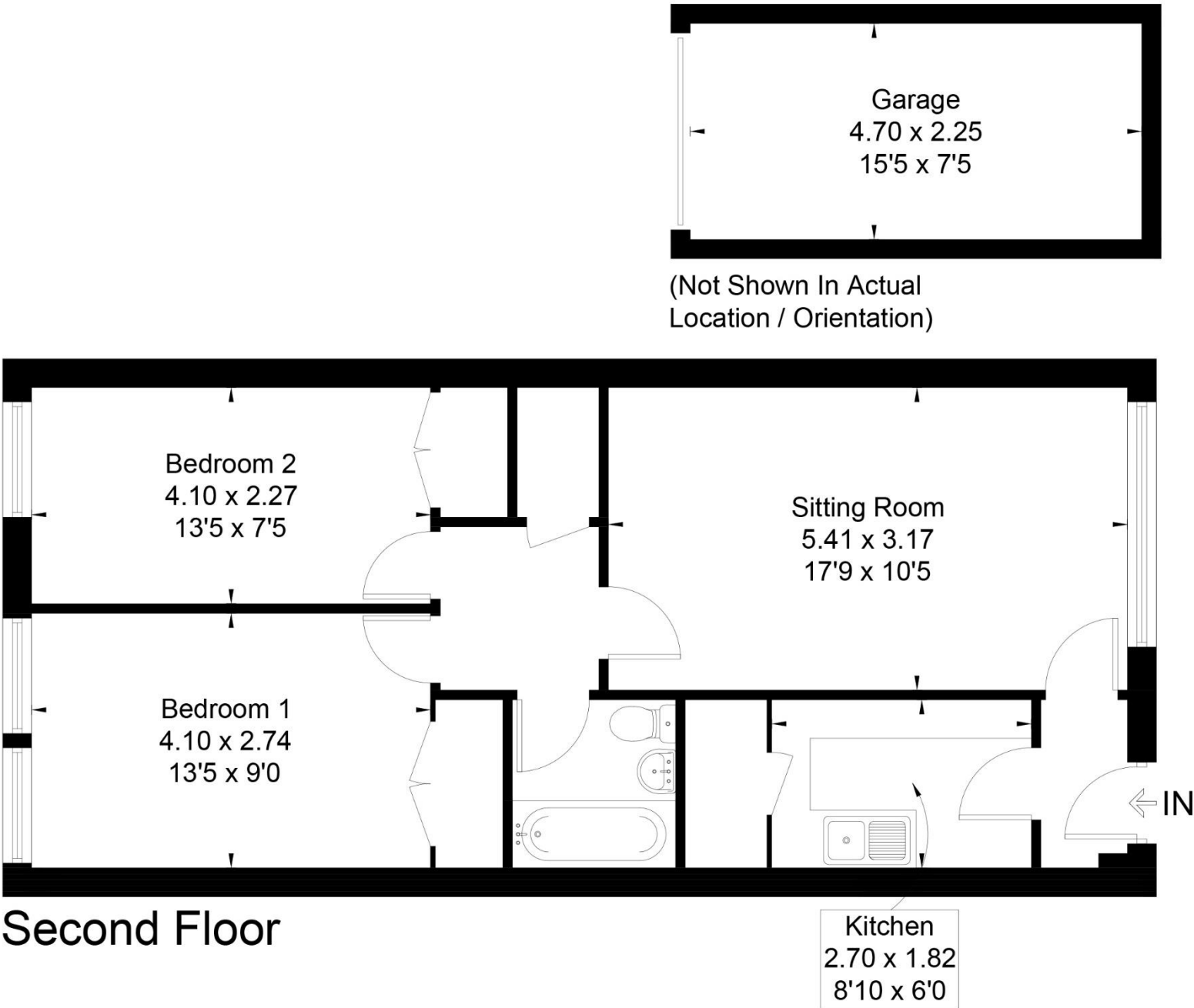
Approximate Floor Area = 57.1 sq m / 615 sq ft  
Garage = 10.6 sq m / 114 sq ft  
Total = 67.7 sq m / 729 sq ft



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97162

