



JCP

ESTATE AGENTS

OXFORD

Foundry House, Oxford, OX2 6AQ

A smart modern apartment with private balcony enjoying an elevated position and secure undercover parking on this prestigious central development convenient to the train station and all that the city has to offer.

Fashionable Prime Central Location | Third Floor Apartment with Secure Entry, Elevator and Staircase | Private Entrance Hall with Built in Utility Cupboard and Storage | Stylish Open Plan Kitchen and Sitting/Dining Room with Private Balcony | Master Bedroom with Built in Wardrobes and En Suite Shower Room | Guest Bedroom with Built in Wardrobe and Bathroom | Under Floor Heating and Double Glazing | Secure Underground Private Parking Space | Striking Central Piazza Adjacent to the Oxford Canal | Secure Underground Private Parking Space

TENURE & POSSESSION

The Property is Leasehold

LOCAL AUTHORITY

Council Tax Band E
Oxford City Council
Telephone: 01865 249811



DESCRIPTION & SITUATION

This stylish modern apartment has a secure video entry system and elevator or staircase to the third floor landing. There is an inviting entrance hall with built in utility cupboard, leading to a fabulous open plan fully fitted kitchen and sitting/dining room with french door onto a private balcony. The master bedroom has built in double wardrobes and an en suite shower room. There is also a guest bedroom with a large built in double wardrobe and a guest bathroom. The apartment has efficient underfloor heating and double glazing. Outside there is a fantastic communal piazza adjacent to the Oxford canal and there is a secure private undercover parking space, bike storage and visitor parking.

The property is well situated in Walton Manor on the very edge of the fashionable and vibrant Jericho within walking distance of the beautiful Port Meadow and offers easy access to day to day shopping facilities including restaurants, bars, pubs, supermarkets and a cinema along with the Radcliffe Quarter, Blavatnik School of Government, Schwarzman Centre for the Humanities and Oxford University Press. The more comprehensive facilities of the city centre are within level walking/cycling distance, 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 London Marylebone from Oxford Parkway. There is also a coach station at Gloucester Green where there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.





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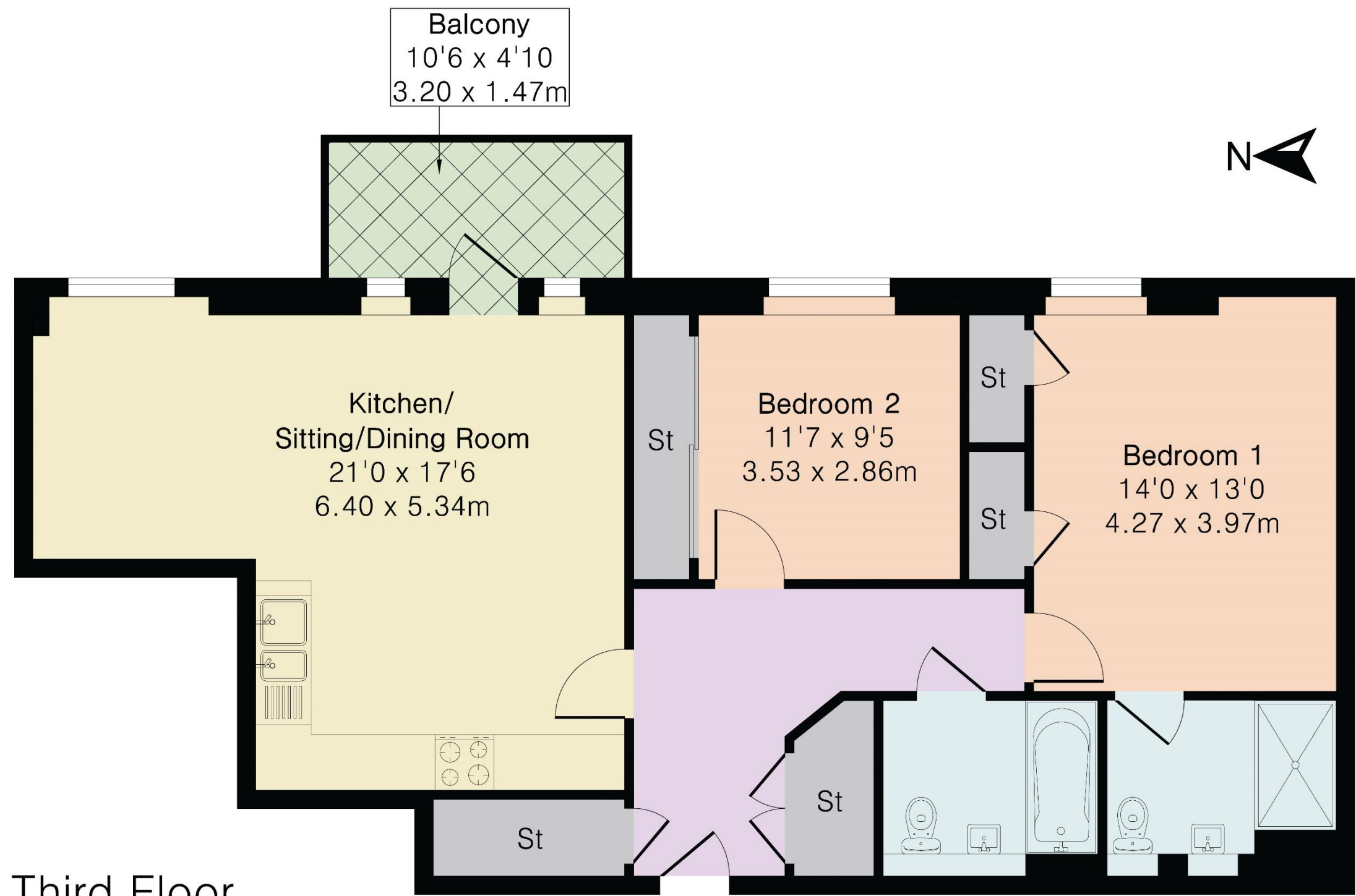
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area 843 sq ft - 78 sq m



Third Floor