



1 - 25 (odds)
Stone Meadow

JCP

ESTATE AGENTS

OXFORD

13 Stone Meadow, Oxford, OX2 6TD

Guide Price £525,000

A particularly spacious and beautifully presented two-bedroom apartment forming part of the highly regarded Waterways development in North Oxford, offered to the market with no onward chain.

The property offers generous and versatile accommodation throughout, centred around an impressive triple-aspect sitting room which enjoys excellent natural light and provides ample space for both seating and dining. Plantation shutters and neutral décor create a bright and contemporary atmosphere, while the adjoining dining area offers an ideal space for entertaining guests or everyday living.

The well-appointed fitted kitchen has been thoughtfully designed with extensive storage and worktop space, creating a practical and stylish environment for modern living.

The principal bedroom is exceptionally well proportioned and benefits from an en suite shower room, creating a comfortable and private retreat. A further double bedroom provides excellent guest accommodation, a home office or additional family space, served by a spacious family bathroom.

Residents benefit from lift access, attractive communal grounds and an allocated off-street parking space.



LOCATION

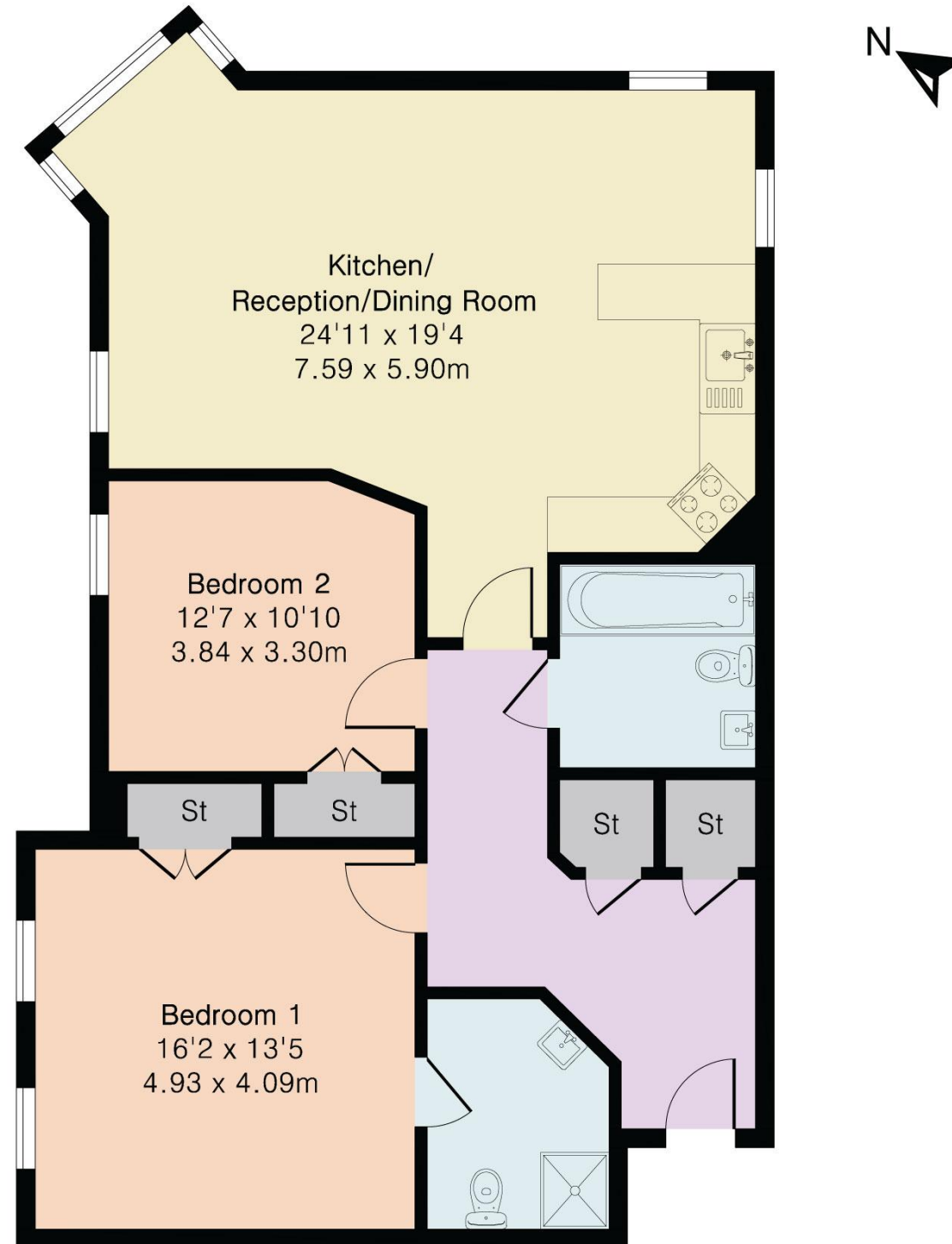
DIRECTIONS

LOCAL AUTHORITY

Council Tax Band E
Oxford City Council
Telephone: 01865 249811



Approximate Gross Internal Area 945 sq ft - 88 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	80	82
(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	