



JCP

ESTATE AGENTS

OXFORD

## Hurst Street, Oxford, OX4 1HG

Guide Price £315,000

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A share of freehold, well-presented one-bedroom maisonette, set in a popular side road in East Oxford, offering a private entrance, thoughtfully arranged accommodation throughout and loft access.

The vendor is willing to install new flooring prior to completion, subject to terms | Lease of 999 years from 29th October 2024 | Share of freehold | Accommodation over two floors | Double bedroom with en-suite | Front reception room | Kitchen with window aspect | Loft access | Peppercorn ground rent | Council tax band: B

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### TENURE & POSSESSION

The Property is Share of Freehold

### LOCAL AUTHORITY

Council Tax Band: B

Oxford City Council

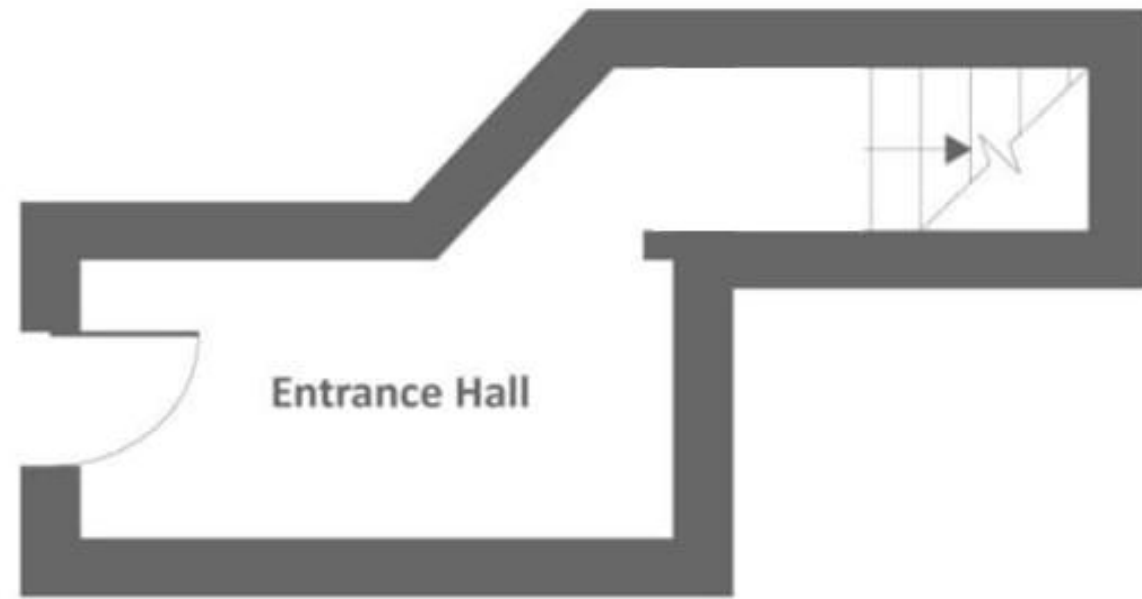
Telephone: 01865 249811



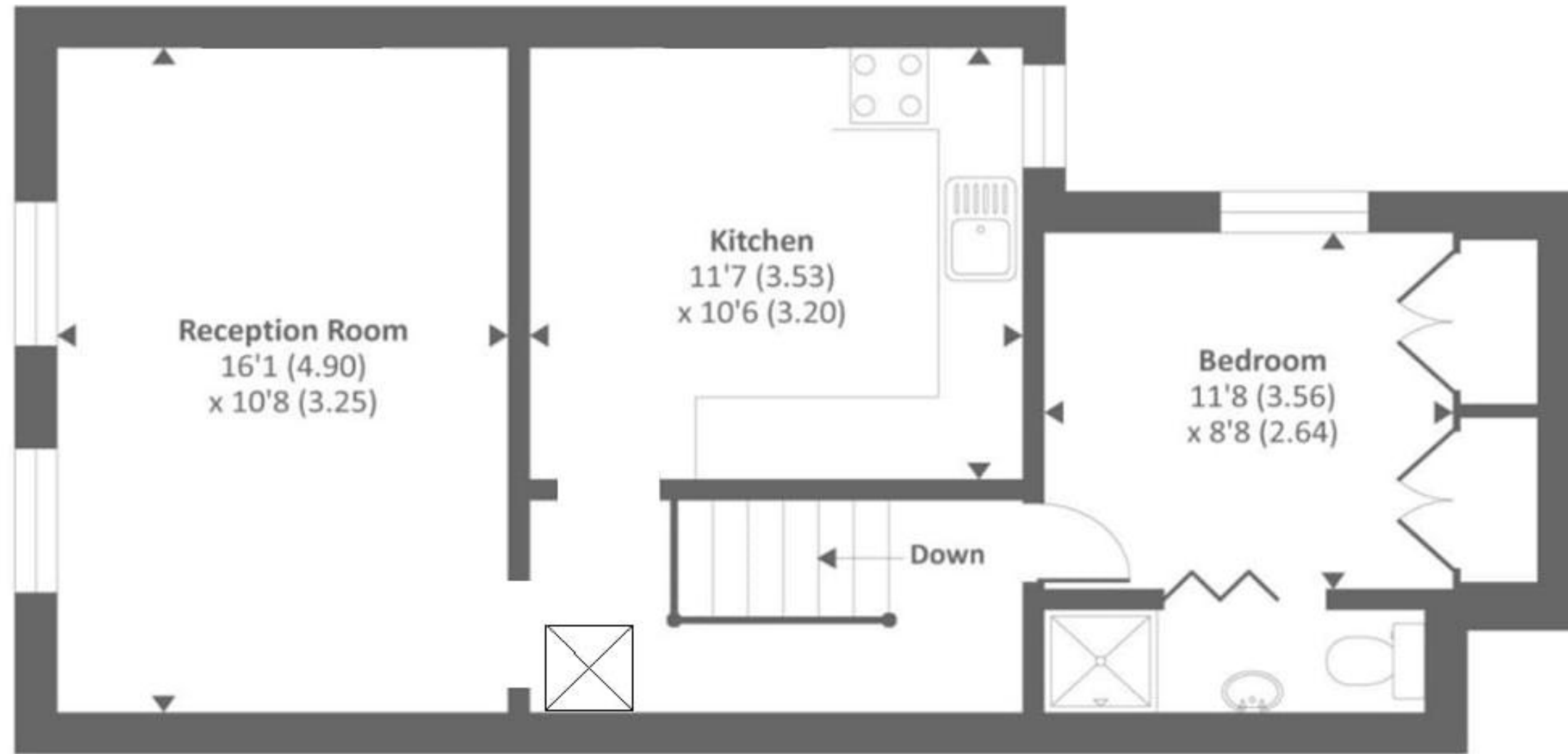
## DESCRIPTION & SITUATION

This charming property features a spacious front reception room, a light-filled kitchen with window aspect, The main double bedroom is generously sized and benefits from its own en-suite bathroom. With its own front door, this maisonette offers added privacy compared to typical apartments, while still being conveniently located in East Oxford, one of the city`s most vibrant and sought-after neighbourhoods, known for its beautiful period streets and lively community atmosphere. The area offers an excellent selection of independent cafés, restaurants and local shops along nearby Cowley Road, while Oxford city centre and the railway station are both within easy reach. Please note that the vendor is willing to install new flooring prior to completion, subject to terms.





Ground floor



First floor

Approx. gross internal floor area 579 SQFT / 53.7 SQM

James C. Penny Estate Agents

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	