



Private
Residential

Private
Residential
Parking
Kingston

Oliver
James



Delawarr Gardens,
59 Raleigh Park Road,
Botley,
Oxford, OX2 9GE

£255,000

Description

An attractive first floor apartment forming part of a small exclusive development, situated in an elevated position with views from the sitting room towards Oxford and just a short drive or bus ride into the city centre.

The property offers bright open plan accommodation with french doors to a balcony, a well fitted kitchen, double bedroom and bathroom.

The fitted kitchen includes integrated appliances, the bedroom has fitted wardrobes and there is a security entry phone system, gas fired central heating and attractive wooden flooring.

Outside there is an allocated parking space and cycle and bin storage sheds.





Directions

Leave Oxford heading West along the Botley Road. Proceed under the A34 flyover and turn left into Westminster Way. Raleigh Park Road can be found on the right hand side just before Raleigh Park. Continue right to the top of the road and into the drive for Delawarr gardens. OX2 9GE

Location

The apartment is conveniently situated for easy access into Oxford City Centre and for the A34 & ring road. There are excellent local amenities in Botley including a library, supermarkets, newsagent, doctors' surgery, vet, dentist, and optician.

There are also local restaurants and coffee shops. There is a regular bus service from Botley into the City Centre and to the railway station.

AGENTS NOTES

Leasehold property, 234 years remaining on the lease. Ground rent £100 per annum. Estimated service charge from the seller £850 per annum.



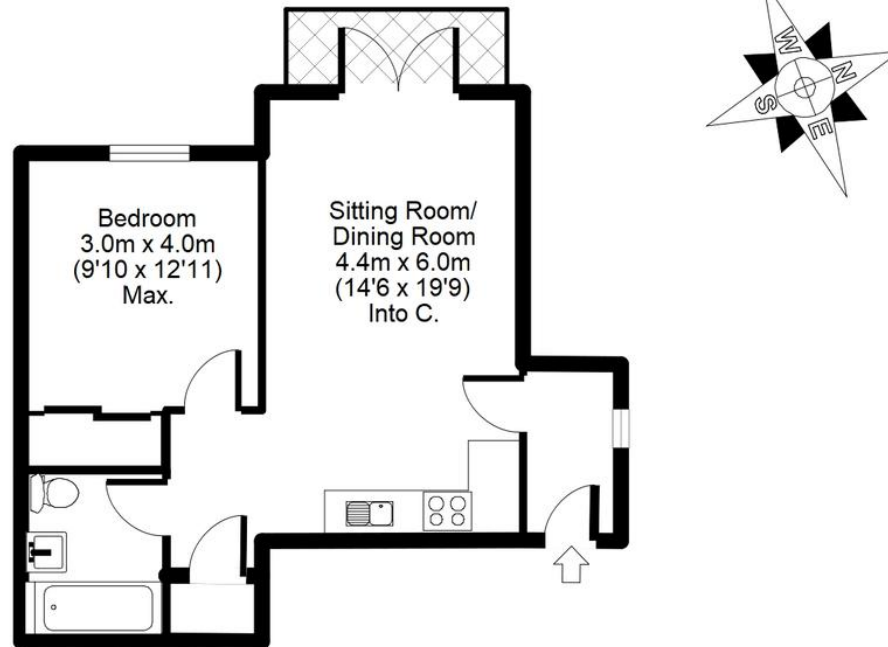
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APPROX GROSS INTERNAL FLOOR AREA: 39 sq. m / 420 sq. ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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 	

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