



Connells

Shotover View Craufurd Road
OXFORD

Shotover View Craufurd Road OXFORD OX4 2SQ

for sale offers in excess of
£120,000



Property Description

Upon entering the apartment, there is a hallway with doors leading to a wet room, which is also accessed from the main bedroom, two bedrooms, one of which has a built-in cupboard and an open plan kitchen and living area. The kitchen and living room benefit from dual-aspect windows to the front, rear and side, creating a bright living/dining space, with double doors opening onto a balcony with views towards open fields, Horspath village and Shotover Country Park in the distance. There is also a separate WC located off the hallway.

The apartment also benefits from a resident's lounge, cafeteria, laundry room, an on-site carer or warden, communal gardens and a residents' only car park.

Craufurd Road is situated on the borders of Cowley and Headington, offering convenient access Headington's hospitals and Universities. The area is well-connected to local amenities, with supermarkets, shops and other essential services available in nearby Cowley Centre.

Transport links from Hollow Way and Horspath Road provide regular bus services into Oxford city centre via Cowley Centre, as well as routes towards Headington and the John Radcliffe Hospital.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Living Room

15' 9" max x 11' 11" max (4.80m max x 3.63m max)

Kitchen

7' 7" max x 11' 11" max (2.31m max x 3.63m max)

Bedroom 1

14' 1" max x 11' 6" max (4.29m max x 3.51m max)

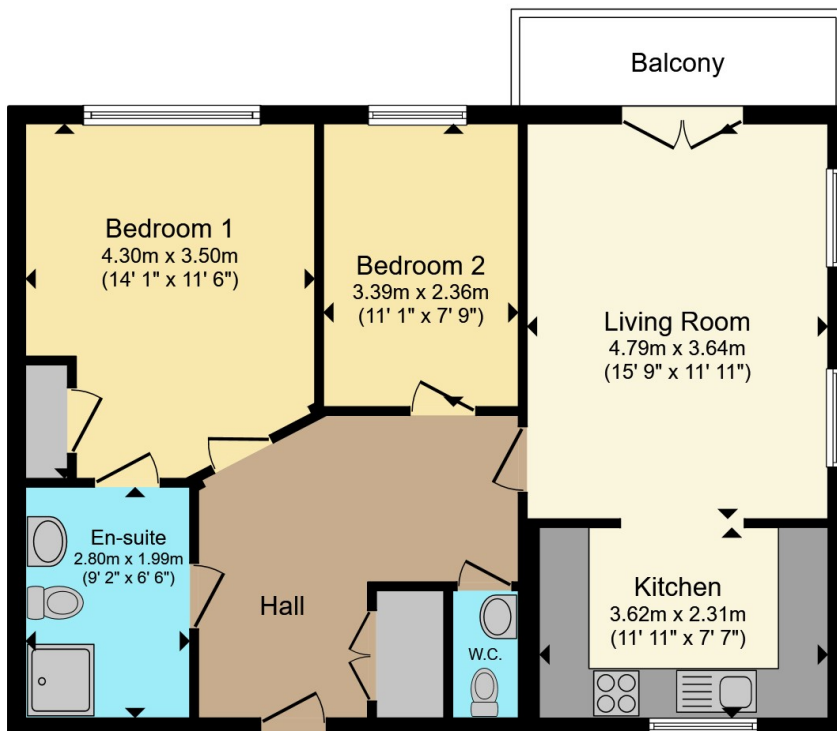
Bedroom 2

11' 1" max x 7' 9" max (3.38m max x 2.36m max)

Wet Room/En-Suite

9' 2" max x 6' 6" max (2.79m max x 1.98m max)





Total floor area 69.8 m² (751 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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60 Between Towns Road
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EPC Rating: C

Council Tax
Band: D

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/COW310527

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Mar 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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