



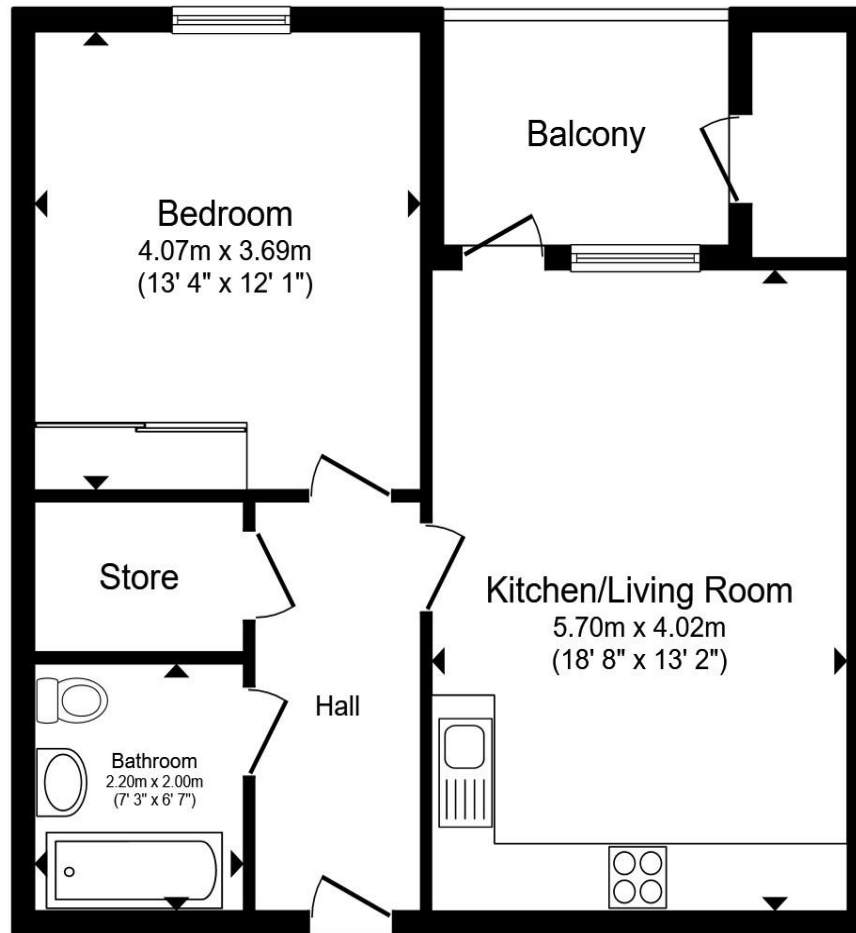
Wilson House Armstrong Road, Littlemore, OXFORD, OX4 4QY

welcome to

Wilson House Armstrong Road, Littlemore OXFORD

Allen and Harris are proud to present to the market this modern one-bedroom apartment with private permit parking, balcony with wooded outlook, lift and communal gardens. This fantastic newly built apartment is located to the rear of this private development, offering a wooded outlook from the balcony and residents permit parking. The apartment is fitted with wooden flooring throughout with the bedroom being carpeted offering warmth and luxury and houses a mirrored wardrobe for storage. The open plan kitchen/dining/lounge creates a bright and airy space to entertain and relax, with the balcony offering a private place to unwind. The bathroom consists of panelled bath with shower over, wc & hand wash basin and a bonus utility/storeroom. The building is accessed via a secure fob system and the apartment is reached either by a stairwell or the lift, as it's situated on the second floor.





Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 54.0 m² (581 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

welcome to

Wilson House Armstrong Road, Littlemore OXFORD

- Over 5 years of NHBC
- Modern Interior
- Balcony
- Integrated Kitchen Appliances
- Private Permit Parking
- Quiet Development
- Secure Bike Storage

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 2021.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106715



Property Ref:
RSH106715 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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