



**Grandpont Place**  
Oxford City Centre

**Carter Jonas**

## 2 GRANDPONT PLACE OXFORD OX1 4NH

City Centre Location · Ground Floor · Two Bedrooms ·  
Open Plan Living/Kitchen/Dining · French Doors ·  
Allocated Parking Space · Share of Freehold · EPC C

### DESCRIPTION

A well laid out, two bedroom, ground floor apartment. The front door opens into the entrance hall with doors off to all rooms. The open plan sitting/kitchen/dining room is particularly light and airy, with French doors from the sitting area opening onto the grassy area outside to the rear of the block. Both bedrooms also have inbuilt storage space.

The property is double glazed throughout, connected to all mains services and has a phone entry door system.

There is one allocated parking bay and bicycle racks within the grounds. Faster access to the city centre is provided via a pedestrian/bicycle gate to the north of the property.

### LOCATION

Grandpont Place is a gated development built in 1999 by Messrs Berkeley Homes. The property is located a short walk to the south of the city centre.

The nearby Oxford train station, with frequent services to London, can be accessed by bicycle, and the Oxford ring road is easily accessed along the Abingdon road. St Ebbe's primary school and nursery are next to the development. Hinksey Park, with outdoor swimming pool, playground and tennis courts, is approximately half a mile away.

**A TWO-BEDROOM APARTMENT ON THE GROUND FLOOR OF THIS DESIRABLE GATED DEVELOPMENT WITHIN WALKING DISTANCE OF THE CITY CENTRE.**



## ADDITIONAL INFORMATION

**VIEWING** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

- SERVICES**
- Council Tax Band D
  - Oxford City Council
  - Lease - 999 years from 1st January 1998
  - Maintenance charge - approx £1300pa
  - Ground rent - peppercorn





Ground Floor

**Approximate Gross Internal Area**

57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by E8 Property Services. www.e8ps.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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