



Northmoor Road
Oxford

Carter Jonas

2A NORTHMOOR ROAD OXFORD OX2 6UP

3 bedrooms
many period features
off-street parking
maintained communal garden

DESCRIPTION

A beautiful ground floor apartment of a Grade II listed building in Central North Oxford with views over the rear garden. The house was built in 1903 for Sir Charles Firth, who lived there until the early 1960s. It was subsequently divided into four flats in the early 1970s. Apartment A is accessed via the main door which opens into a large communal vestibule leading to the main stairs and three of the apartments.

The apartment has wonderful period features with open fireplaces, parquet floors, picture rails and high ceilings. The spacious sitting room overlooks the rear garden, as do two of the bedrooms. The kitchen and third bedroom/study are at the front of the property. The apartment has two further doors to outside, one opens onto a very useful, private courtyard.

To the rear of the property there is a large east facing communal garden which is particularly attractive, mainly laid to lawn with herbaceous borders and mature trees and shrubs.

LOCATION

Northmoor Road is one of the most sought-after side roads in central North Oxford, within the North Oxford Victorian Suburb Conservation Area, and with good access to Oxford city centre and the amenities of Summertown. It is within a mile of the city centre and easily accessible to Oxford mainline train station, with a regular service to London Paddington and Marylebone. It is extremely well located for the popular north and central Oxford schools, and close by are University Parks and walks along the River Cherwell.

A SUPERB THREE BEDROOM GROUND FLOOR APARTMENT IN MUCH SOUGHT AFTER CENTRAL NORTH OXFORD WITH PARKING AND A LARGE COMMUNAL GARDEN.



Further information:

Council Tax Band F

All mains services are connected

The location is in flood zone 1

25% Share of Freehold with 999 years on the lease from 1971

The current owners of all 4 apartments are looking to appoint a Management company and estimate the charges to be c. £3,500pa
Peppercorn ground rent for the term of the lease

ADDITIONAL INFORMATION

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

Directions: OX2 6UP



Approximate Gross Internal Area 1345 sq ft – 125 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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IMPORTANT INFORMATION

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