



Woodstock Close
North Oxford

Carter Jonas

39 WOODSTOCK CLOSE OXFORD OX2 8DB

2 bedrooms
kitchen/breakfast room
spacious shower room
lift access & residents' parking

DESCRIPTION

Built in 1930, this most attractive, particularly light and spacious second floor mansion block apartment has been refurbished to a high standard with a wealth of quality period fittings retained throughout.

The accommodation comprises; hallway, kitchen with access to the rear of the building, two bedrooms, one of which is currently used as a dining room, a spacious shower room and a reception room. Situated at the front of the apartment, of particular note, the sitting room and dining room provide elegant living spaces with high ceilings, cornices, two fireplaces and an abundance of natural light from its tall windows.

There is residents parking and garages are available to rent on a "first come, first served" basis. There is also secure bicycle storage available.

LOCATION

Woodstock Close is a sought-after development located off the Woodstock Road, set well back from the road in an attractive setting with some spectacular trees and pleasant grounds.

The location offers good access to the shopping facilities of Summertown including Marks & Spencer's food hall, pubs and restaurants with walks and green spaces within easy walking or cycling distance.

The Woodstock and Banbury Roads join directly to the Oxford ring road connecting to the A40 and M40 to London. Oxford Parkway Station offers trains to London Marylebone and central Oxford rail station has regular services directly to London Paddington.

A RECENTLY REFURBISHED, BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT WITH LIFT ACCESS IN A MUCH SOUGHT AFTER MANSION BLOCK ON WOODSTOCK CLOSE, NORTH OXFORD.



Further Information:

Leasehold: start date 25/4/2022, length 187 years
Freeholder: Woodstock Estates Ltd
Management Company: Breckon and Breckon

Service charge: £3,450pa (with a peppercorn ground rent) which also covers all hot water to the bathroom, kitchen and airing cupboard provided from a communal supply.
Services: All main services are connected.
Cold water is provided by a rising main.

Local Authority: Oxford City Council
Council Tax Band: D

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.
Broadband speeds can be checked here: checker.ofcom.org.uk.
The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

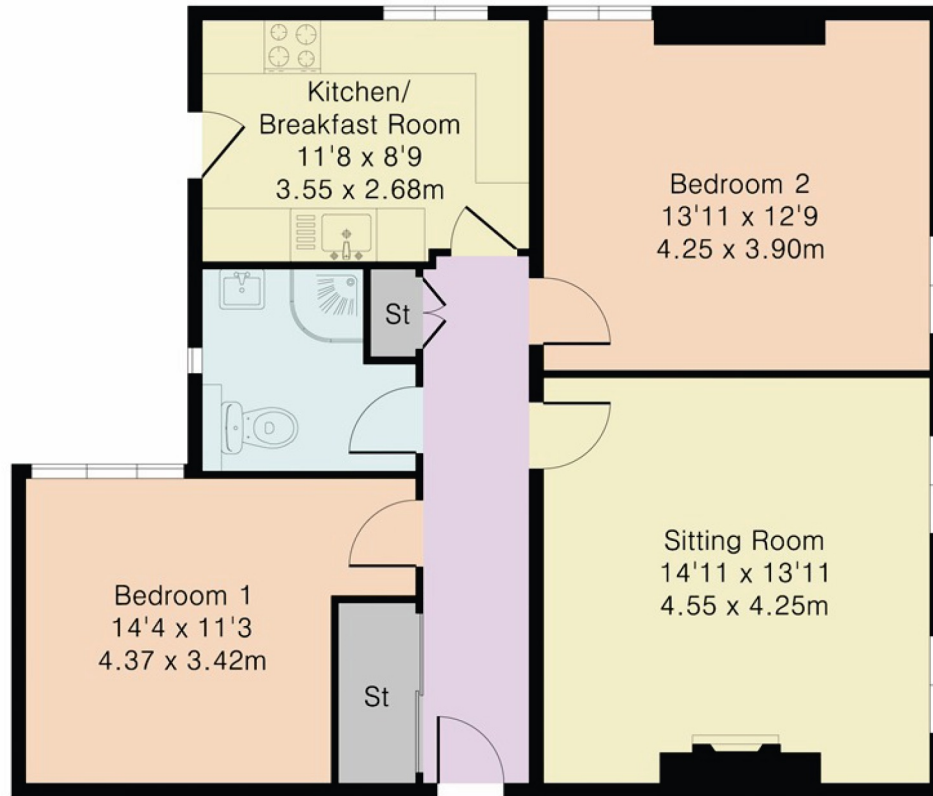
ADDITIONAL INFORMATION

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

Directions: OX2 8DB



Approximate Gross Internal Area 828 sq ft – 77 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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Offices throughout the UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	76
EU Directive 2002/91/EC		

IMPORTANT INFORMATION

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