



**Abingdon Road**  
Oxford

**Carter Jonas**

## 238 ABINGDON ROAD OXFORD OX1 4SP

- No onward chain
- Potential rental yield of c.6.4% p.a
- Easy distance to Oxford city centre
- Double garage and good sized garden

### DESCRIPTION

A well located investment opportunity situated approximately a mile from the city centre. This three storey period building has an immense amount of character and has been divided into three apartments, all held on one freehold title. Each of the apartments is a good size with well proportioned rooms exhibiting character and, based on the current letting arrangements, achieving a healthy rental yield of 6.4%. The apartments lend themselves to short stay lets with AirBnB or similar or to be let on longer term ASTs.

In brief, the accommodation comprises:

Ground Floor Flat: Side entrance, kitchen, dining/reception area, 2 bedrooms, bathroom.

Middle Floor Flat: Front entrance, hallway, kitchen, reception room, 2 bedrooms, bathroom.

Top Floor Flat: Entrance hall, kitchen, reception room, bedroom, shower room.

Additionally, there is a good sized garden to the rear and a double garage and off street parking.

### LOCATION

The Abingdon Road is the main arterial road from the south leading to Oxford city centre and the property is only a short distance from Hinksey Park where there are lakeside walks, tennis courts, a seasonal heated swimming pool, children's play areas and the popular South Oxford Adventure playground. The location is ideal for students or for visitors to Oxford given its proximity to the city centre. A regular bus service passes the front door or it is a level walk or cycle. An extensive choice of public houses, restaurants and the Voco Oxford Spires Hotel are all within close proximity, along with plenty of other amenities, including a Tesco local and the River Thames.

**A DELIGHTFUL PERIOD THREE STOREY HOUSE CONVERTED INTO THREE FLATS PROVIDING AN IDEAL INVESTMENT OPPORTUNITY IN THIS CONVENIENT LOCATION LESS THAN A MILE FROM THE CITY CENTRE.**



The main rail station and the bus station are situated less than two miles away and provide regular services to London, Birmingham and the airports and in less than a mile to the south, the road network connects to the Oxford Ring road.

#### Further Information

Tenure: Freehold

Two flats are currently let on AST's and one flat is used for short stay rentals.

All mains services are connected.

Council tax band: each flat is separately rated B.

Heating is either storage heaters or mains gas depending on the flat.

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside and outside at this property.

Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

Flood Zone 3

## ADDITIONAL INFORMATION

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

**Directions:** OX1 4SP



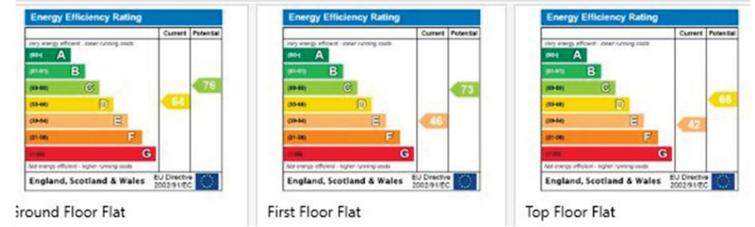
## Abingdon Road, Oxford, OX1

Approximate Area = 1947 sq ft / 180.9 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 1960 sq ft / 182.1 sq m

For identification only - Not to scale



Ground Floor Flat

First Floor Flat

Top Floor Flat



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntxhcom 2024. Produced for Carter Jonas. REF: 1092353

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