

FOR SALE



Rowland Hill Court, Oxford
Guide Price £450,000

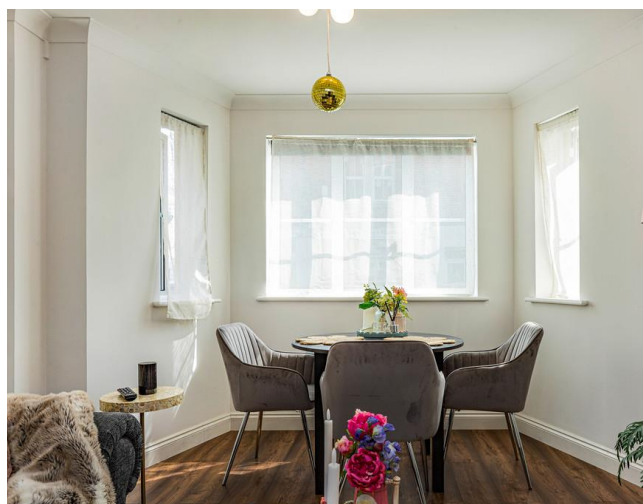

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Key Notes:

- Tenants in Situ
- Finished to High Quality
- Two Bathrooms (inc En-Suite Shower)
- Council Tax Band: E
- No Allocated Parking
- No Onward Chain
- Ground Rent: £125.00 PA
- Service Charge: £1,000.00 PA
- Lease Term: 125 years from 24th June 2000
- Tenure: Leasehold



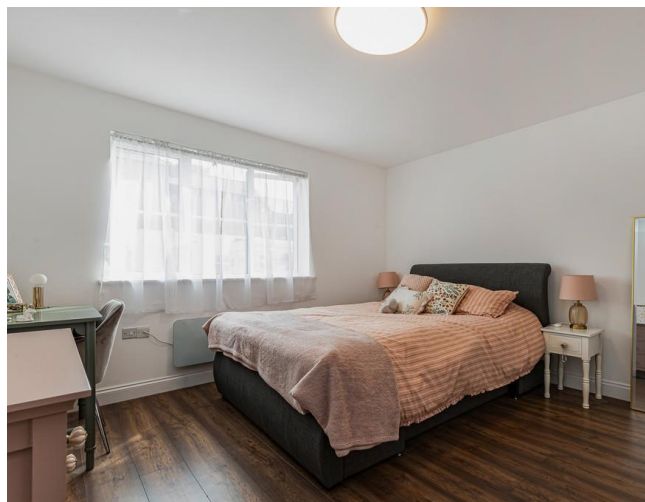
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

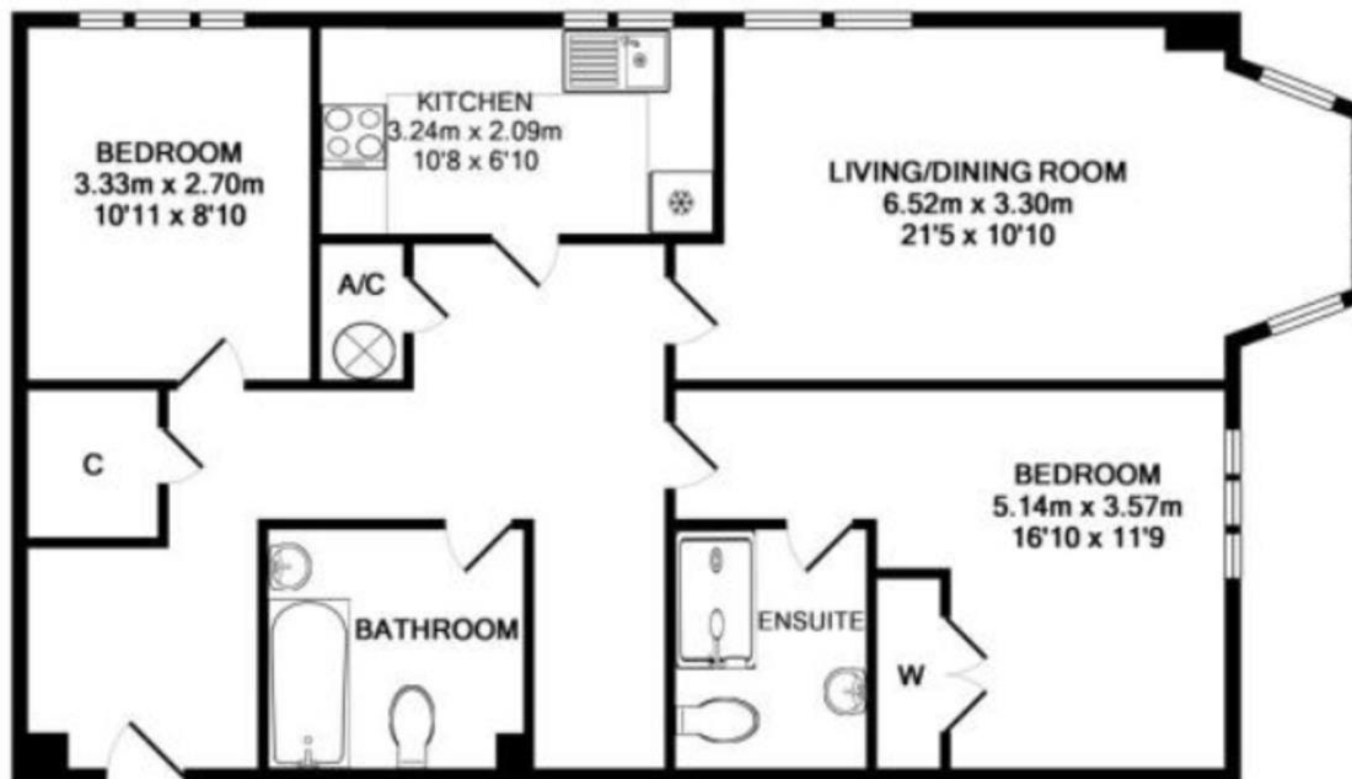
This Ground Floor Flat, now listed for sale, is a marvel of modern living. Situated in an area well-served by public transport links and local amenities, it also benefits from the tranquillity of nearby green spaces and the charm of historical features. This property is perfect for those who value convenience and a vibrant local community.

As you step into this flat, you are welcomed into a spacious reception room. It provides a serene view of the communal garden, making it an ideal place to relax or entertain guests.

The property boasts two bedrooms, both of which are generously sized. The first bedroom offers its own en-suite bathroom and built-in wardrobes, providing ample storage space. The second bedroom, also a double, is no less appealing with airy ambiance.

The flat is not just aesthetically pleasing but also practical. The property falls under the 'E' council tax band.





TOTAL APPROX. FLOOR AREA 73.0 SQ.M. (786 SQ.FT.)



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 and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Drawn by E8 Property Services. - www.e8ps.co.uk
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.