

FOR SALE



Rowland Hill Court, Osney Lane

Guide Price: £425,000


MARTIN&CO

Rowland Hill Court, Osney Lane

Key Notes:

- Gated Community
- En Suite Shower Room to Master Bedroom
- Vacant Possession- Mid-September 2024
- Allocated Parking Space in Gated Community
- No Onward Chain
- Tenure: Share of Freehold
- Service Charge: £1,000.00 PA
- Ground Rent: £0.00 PA
- Vacant Possession- September 2024
- Council Tax Band: E
- Facing Inwards to the Communal Ground
- Lease Term: 999 Years from 24th June 2000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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.

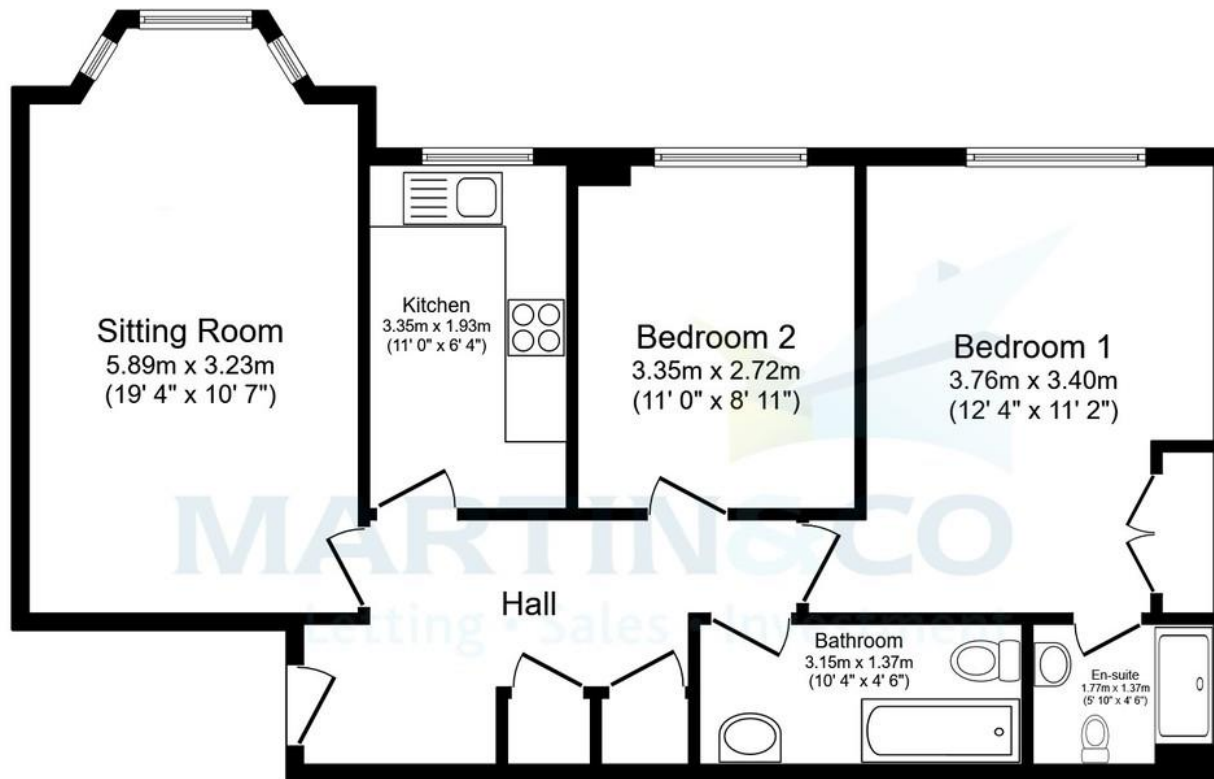
The flat is not just aesthetically pleasing but also practical. It is rated 'C' on the EPC rating, indicating a relatively high level of energy efficiency. The property falls under the 'E' council tax band.

One of the unique features of this property is the provision of parking within a gated community. This feature assures residents of their safety and the security of their vehicles. The en-suite bathroom in the first bedroom is another unique feature, offering privacy and convenience.

In conclusion, this flat is a perfect blend of modern comfort and traditional charm. Its unique features, coupled with its prime location, makes it an attractive option for potential buyers.

Viewings are Highly Recommended.





Floor Plan

Floor area 67.0 m² (721 sq.ft.)

TOTAL: 67.0 m² (721 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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