

FOR SALE



Halliday Lane, Oxford
Guide Price £450,000


MARTIN&CO

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Key Notes:

- Private Garden Space
- Private Development
- Local Amenities Nearby
- Allocated Parking Space x 2
- Council Tax Band: C
- Tenure: Leasehold
- Lease Term: 125 Years from 1st January 2018
- Service Charge: £1,600 Annual 24-25 (25-26 TBC)
- Ground Rent: £300.00 Per Annum
- No Onward Chain
- One of Five Apartments
- Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co are delighted to present this stylish and contemporary two-bedroom ground floor apartment, ideally located on Halliday Lane, just off North Hinksey Lane.

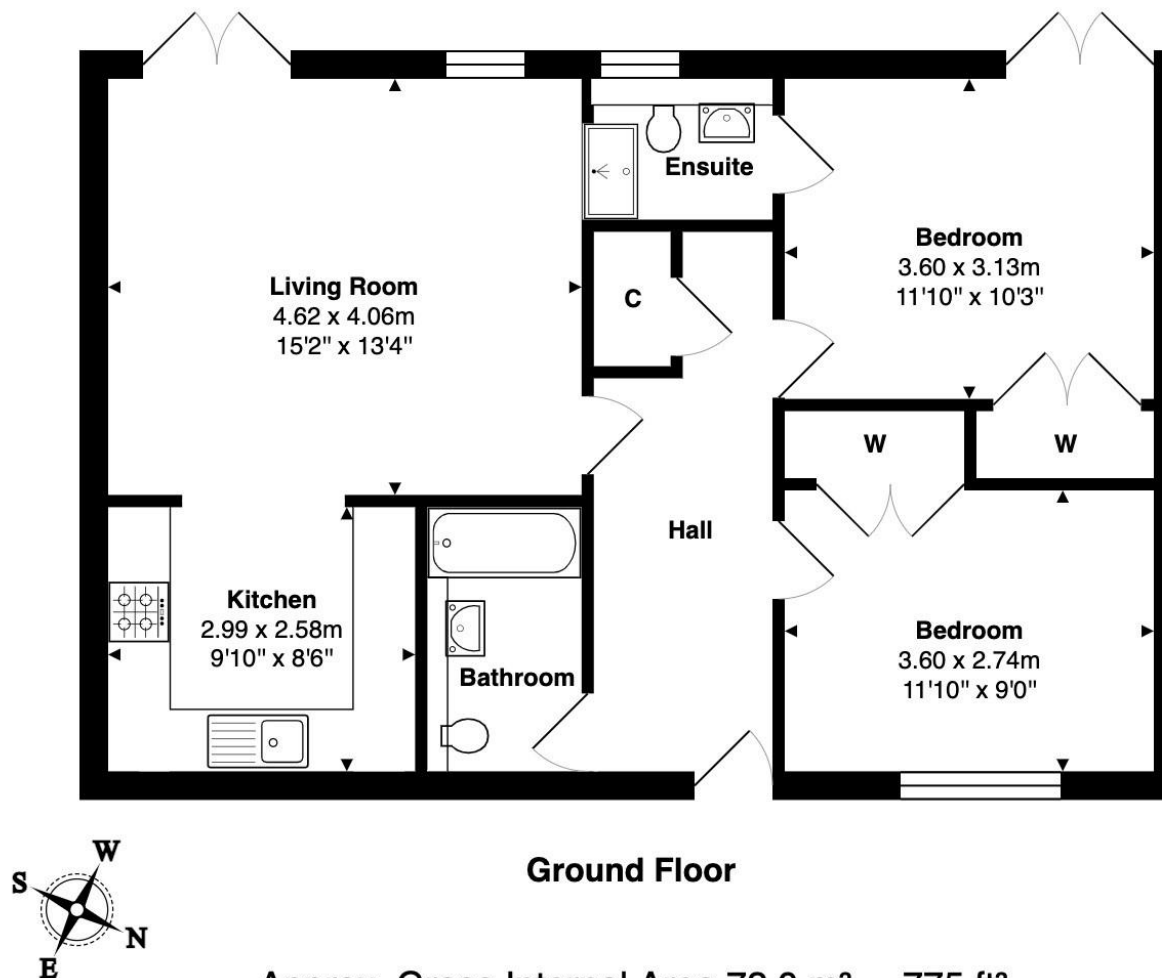
This beautifully finished home has been crafted to a high specification, featuring premium fixtures, modern appliances, and elegant décor throughout. Part of an exclusive private development by Lucy Developments comprising just five apartments and five detached houses it offers a rare combination of quality, privacy, and convenience.

The apartment boasts a bright and spacious open-plan kitchen and living area, two generously sized bedrooms, including a master with an en-suite shower room, a sleek family bathroom and useful hallway storage. French doors from both the living area and master bedroom open onto a westerly-facing rear garden, ideal for enjoying afternoon sun. The garden also benefits from side access for added practicality.

Additional features include two allocated parking spaces, making this an ideal home for professionals, couples, or small families seeking comfort and accessibility.

For further information or to arrange a viewing, please contact Martin & Co Oxford.





Approx. Gross Internal Area 72.0 m² ... 775 ft²

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

Martin & Co Oxford

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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.