

**FOR SALE**



**Empress Court, Woodins Way**  
**Guide Price £1,250,000**

  
**MARTIN&CO**

# Empress Court, Woodins Way

## Key Notes:

- Penthouse Apartment
- Master Bedroom inc En-Suite Shower Room
- Roof Terrace and Balcony
- Secure Gated Parking Space
- Council Tax Band: F
- No Onward Chain
- Ground Rent: £564.74 PA
- Service Charge: £3,116.00 PA
- Lease Term: 125 years from 1st January 2004
- Tenure: Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

Martin & Co are delighted to present this exceptional penthouse apartment situated within the highly desirable Empress Court development in the heart of Oxford city centre. Offering generous proportions and contemporary living throughout, this impressive property provides a rare opportunity to acquire a spacious apartment with superb outdoor space and far-reaching city views.

The accommodation is accessed via a welcoming entrance hallway which leads to the principal living areas. The standout feature of the apartment is the large dual-aspect living and dining room, providing an abundance of natural light and ample space for both relaxing and entertaining. From here, doors open onto a private roof terrace, creating an excellent space to enjoy outdoor dining while taking in views across the city skyline.

The modern fitted kitchen is well arranged with a range of wall and base units and integrated appliances, offering practical and stylish space for everyday living.

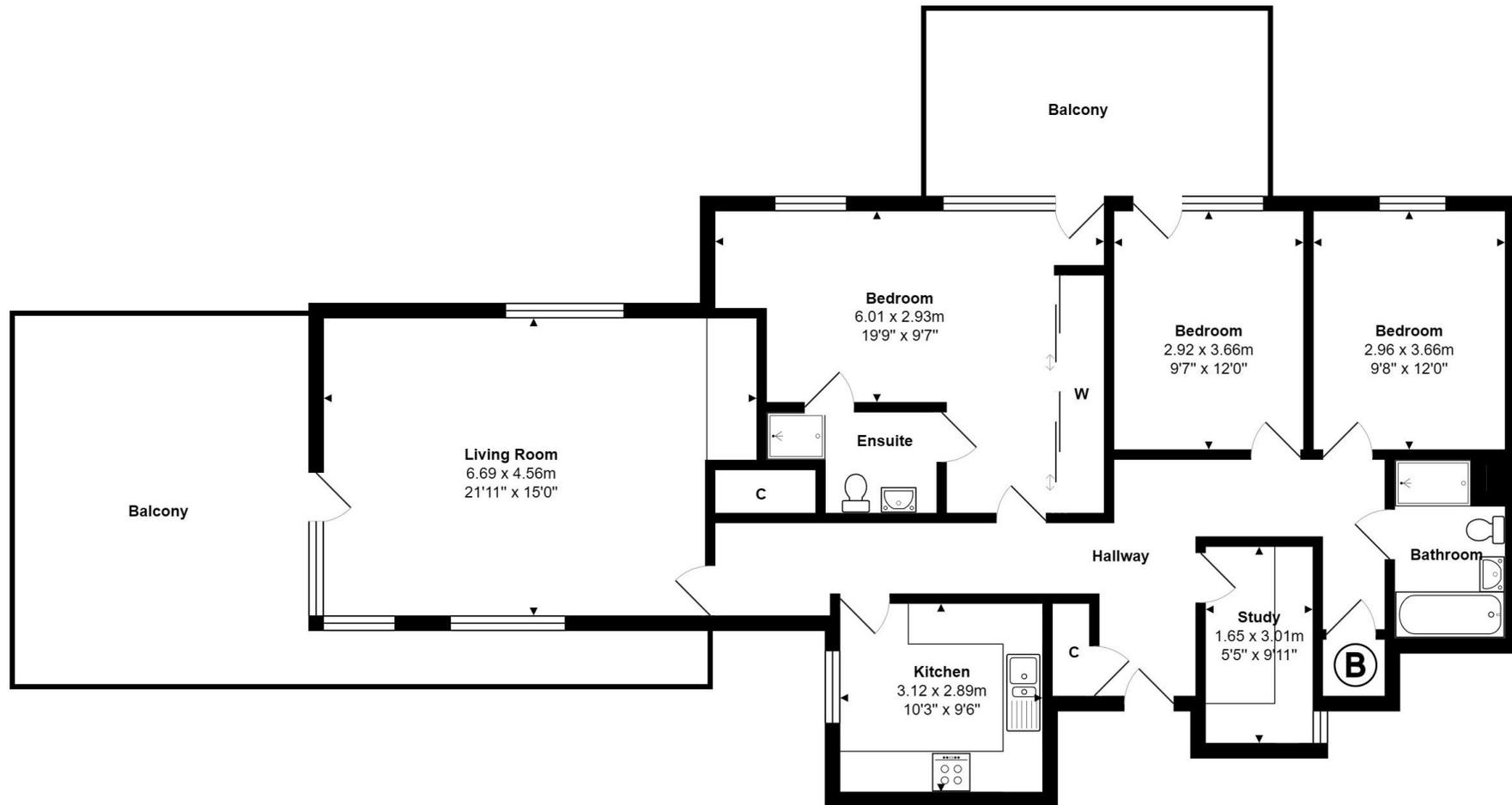
The property offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room and direct access to a second private roof terrace, providing a peaceful retreat with elevated views. The remaining bedrooms are served by a well-appointed family bathroom. In addition, there is a separate study, ideal for home working or use as a flexible additional room.

Overall the apartment provides spacious, well-balanced accommodation extending to approximately 1,290 sq ft, complemented by two generous roof terraces that enhance the sense of light and space throughout.

Empress Court enjoys an exceptional central location, placing Oxford's historic streets, restaurants, shops, and transport links within easy walking distance, making this an ideal home for professionals, downsizers, or those seeking a centrally located Oxford residence.







**Approximate Gross Internal Area**

119.8 m<sup>2</sup> ... 1290 ft<sup>2</sup> (excluding balcony)



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.  
 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.

