

FOR SALE



Abingdon Road, Oxford
Guide Price £995,000

MARTIN&CO



Abingdon Road, Oxford

5 Bedrooms, 5 Bathroom

Key Notes:

- Generating a strong combined annual income of £77,250
- Sold with tenants in situ, providing immediate rental return
- Fully renovated freehold investment comprising four apartments and one studio
- No onward chain, ensuring a smooth and straightforward purchase
- Modernised throughout with brand new fixtures, fittings, and a re-laid roof
- Well-balanced mix of one-bedroom apartments and a studio, appealing to a broad tenant market
- Communal rear garden with bike storage and rear access
- Prime location just south of Oxford city centre, offering excellent access to transport links, major
- All EPC's are C Rated and Council Tax is B
- Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co are delighted to present this excellent investment opportunity: a fully renovated freehold comprising four apartments and one studio, generating a combined annual income of £77,250. The property is offered for sale with tenants in situ and is available with no onward chain, making it an ideal turnkey investment.

The accommodation is thoughtfully arranged throughout the building. Flat 1 offers an open-plan kitchen/living space, a separate bedroom, and a shower room. Flat 2 comprises a kitchen/dining area, bedroom, and shower room, while Flat 3 features a similar layout with a kitchen/dining space, bedroom, and shower room. Flat 4 is a well-designed studio with a living area and shower room. Flat 5 includes an open-plan kitchen/living space, a bedroom, and a shower room, providing a well-balanced mix of units suited to a range of tenants.

The building has undergone a comprehensive internal renovation, with all fixtures, fittings, and finishes newly installed throughout, creating modern and low-maintenance accommodation. Externally, the property also benefits from a newly re-laid roof, offering further peace of mind for prospective investors.

To the rear, there is a communal outdoor garden providing shared space for residents, along with secure bike storage and convenient rear access.

The property is ideally positioned just to the south of Oxford city centre, an area that consistently attracts strong tenant demand due to its proximity to the historic centre, the railway station, and major employers including the universities and local hospitals. The location also benefits from excellent transport links, including regular bus routes and easy access to the A34, making it particularly appealing to both professionals and students alike. With a wide range of amenities, green spaces, and the vibrant city centre within easy reach, the setting further underpins the long-term rental appeal and investment stability of the property.

This is a superb opportunity for investors seeking a ready-made income-producing asset in one of Oxford's most consistently high-demand rental locations.







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.