

FOR SALE



Mill Stream House, Norfolk Street
Guide Price £400,000


MARTIN&CO

Mill Stream House, Norfolk Street

Key Notes:

- First Floor Apartment
- Close to Oxford Train Station
- Balcony
- Council Tax Band: C
- Freshly Decorated Throughout
- No Onward Chain
- Service Charge: £2,813.42 PA
- Ground Rent: £250.00 PA
- Lease Term: 125 years from 29th September 2017
- Tenure: Leasehold
- Vacant Possession

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		



This beautifully presented one-bedroom flat is set within the highly sought-after Mill Stream House, ideally located opposite the Westgate Shopping Centre in the heart of Oxford city centre.

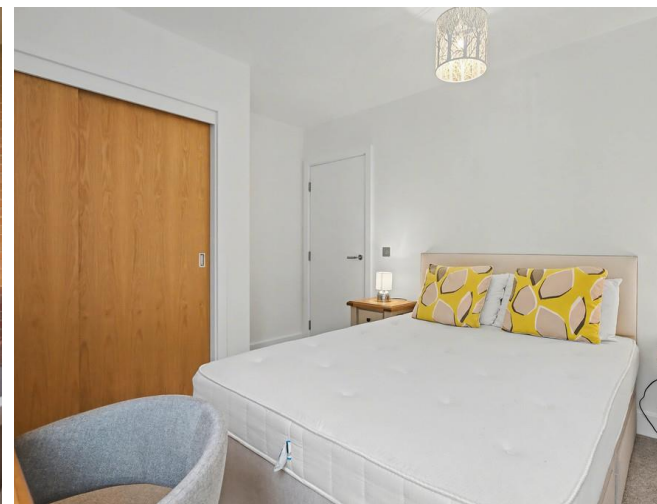
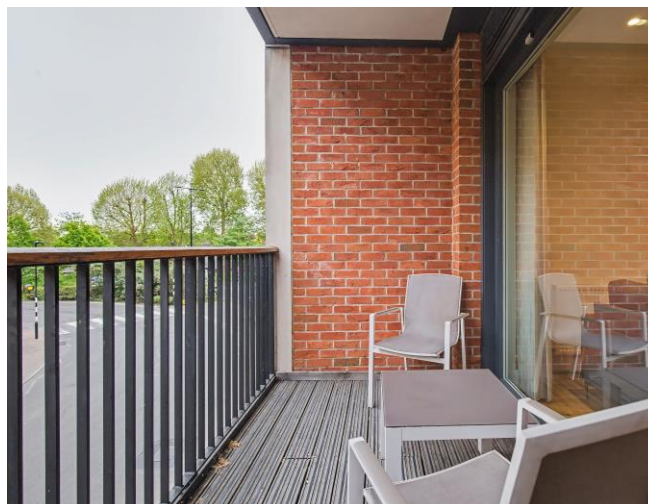
Freshly decorated throughout, the property offers a bright and modern living space. The fully fitted kitchen includes an electric hob with extractor hood, oven, microwave, and fridge freezer, along with a freestanding washing machine conveniently housed in a utility cupboard. The open-plan kitchen, dining, and sitting area leads directly onto a private balcony, providing a pleasant outdoor space.

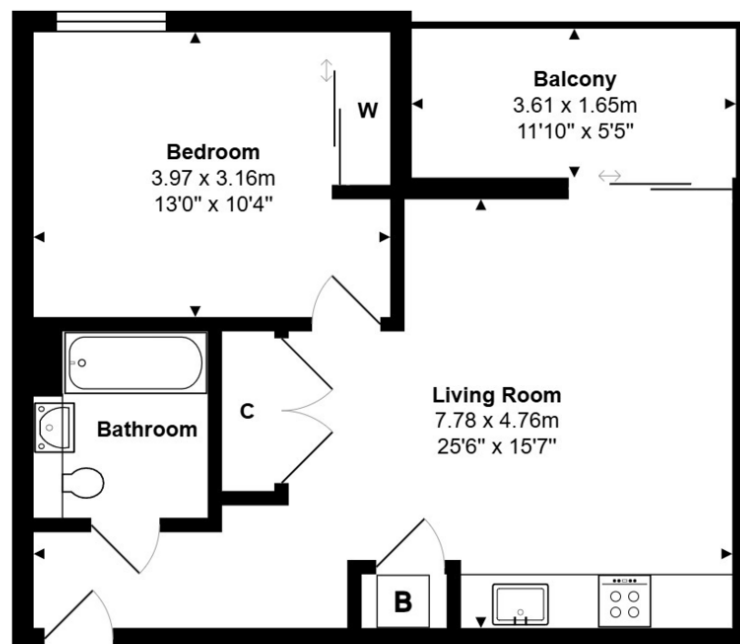
The double bedroom features a built-in wardrobe, while the bathroom is finished to a high standard with a shower over the bath. Residents also benefit from a secure communal bicycle store and mail room.

With an excellent EPC rating of B, the flat offers low running costs and energy efficiency. Mill Stream House forms part of the vibrant Westgate shopping quarter, known for its blend of retail, dining, and leisure in a central historic setting. Positioned adjacent to John Lewis and overlooking the Mill Stream, the location is exceptionally convenient.

Oxford Station is within easy walking distance, offering direct rail links to London Paddington and Marylebone, typically in under an hour.

The property is offered with no onward chain and vacant possession, making it an ideal purchase for both owner-occupiers and investors seeking a straightforward transaction.





First Floor

Approximate Gross Internal Area

44.4 m² ... 478 ft² (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

Martin & Co Oxford

31 Woodins Way • Paradise Street • •OX1 1HD
 T: 01865 812110 • E: oxford@martinco.com

01865 812110

<http://www.martinco.com>



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.

