



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

92 Hockmore Tower, Pound Way, Oxford, OX4 3YG



COWLEY

Hockmore Tower offers a central location with convenient access to nearby shopping and leisure facilities, such as Templars Square shopping centre, Cowley Retail Park and David Lloyd.

The lively Cowley Road, known for its cafés and nightlife, is only 1.5 miles away. Oxford city centre is only 3 miles away and offers an array of high street and independent shops as well as cultural attractions such as museums, theatres and galleries.

There are excellent travel links to both the A40/M40 and A34 (Eastern Bypass). London can be accessed from central Oxford via both bus and rail.

Bedrooms 1 | Bathrooms 1 | Receptions 1 | EPC D



92 HOCKMORE TOWER

96 Hockmore tower is a one bedroom apartment situated in the heart of Cowley with excellent access to local shops and parks and is offered with no onward chain.

The accommodation includes a communal entrance via security entry phone system, lift to all floors, an entrance hall with airing cupboard, well-proportioned open plan sitting room/dining room with wood laminate flooring, separate kitchen with matching range of white units, good size double bedroom and bathroom. The property also benefits from under floor heating and double glazing.

This is a perfect opportunity for a first time buyer or investor.

ADDITIONAL INFORMATION

Council Tax Band: B

Local Authority: Oxford City Council

EPC Rating: D

Services: Electric heating (underfloor), mains water and mains drainage

Tenure: Leasehold

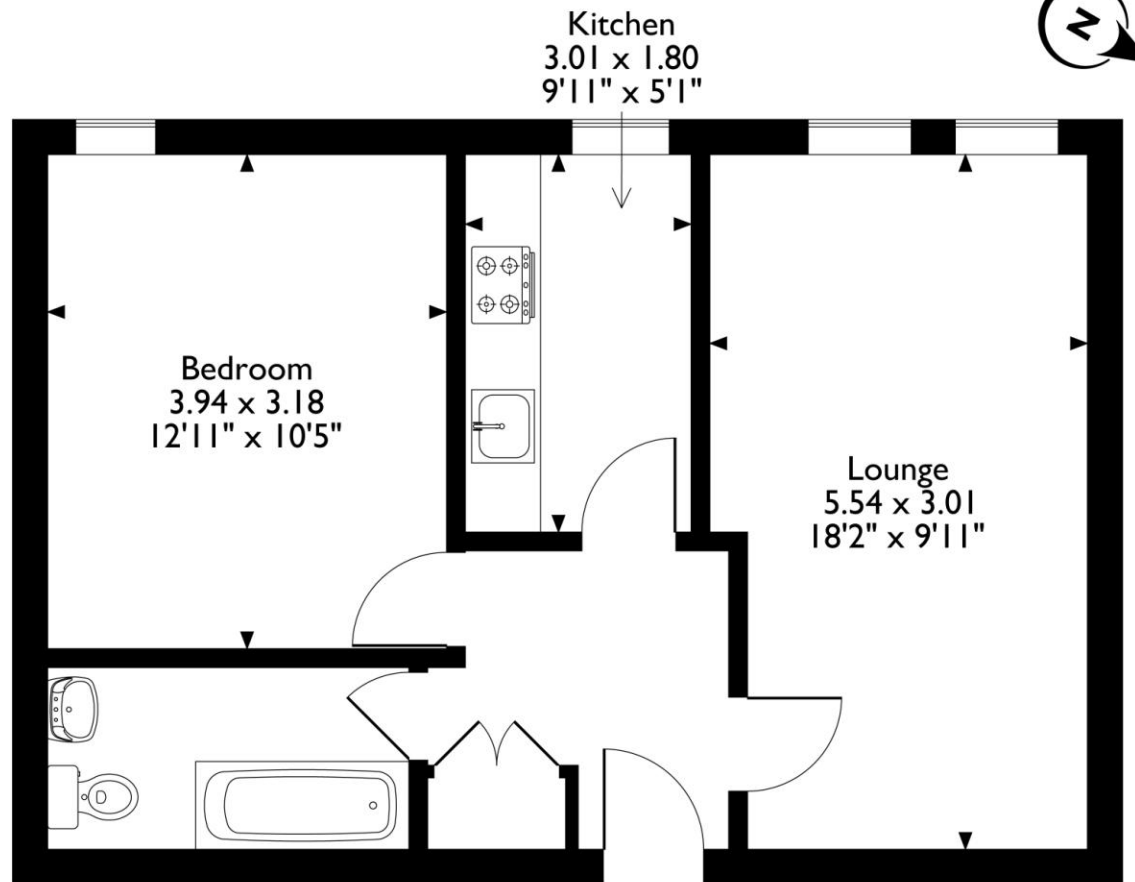
Lease length: 119 years

Service charge: £1,988 p/annum



Hockmore Tower, Flat 92, Pound Way, Oxford, Oxfordshire

Approximate Gross Internal Area 46 Sq M/495 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Morgan & Associates

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