



THOMAS  
MERRIFIELD  
SALES LETTINGS

70 Edwin Court  
Binsey Lane, West Oxford, OX2 0QJ



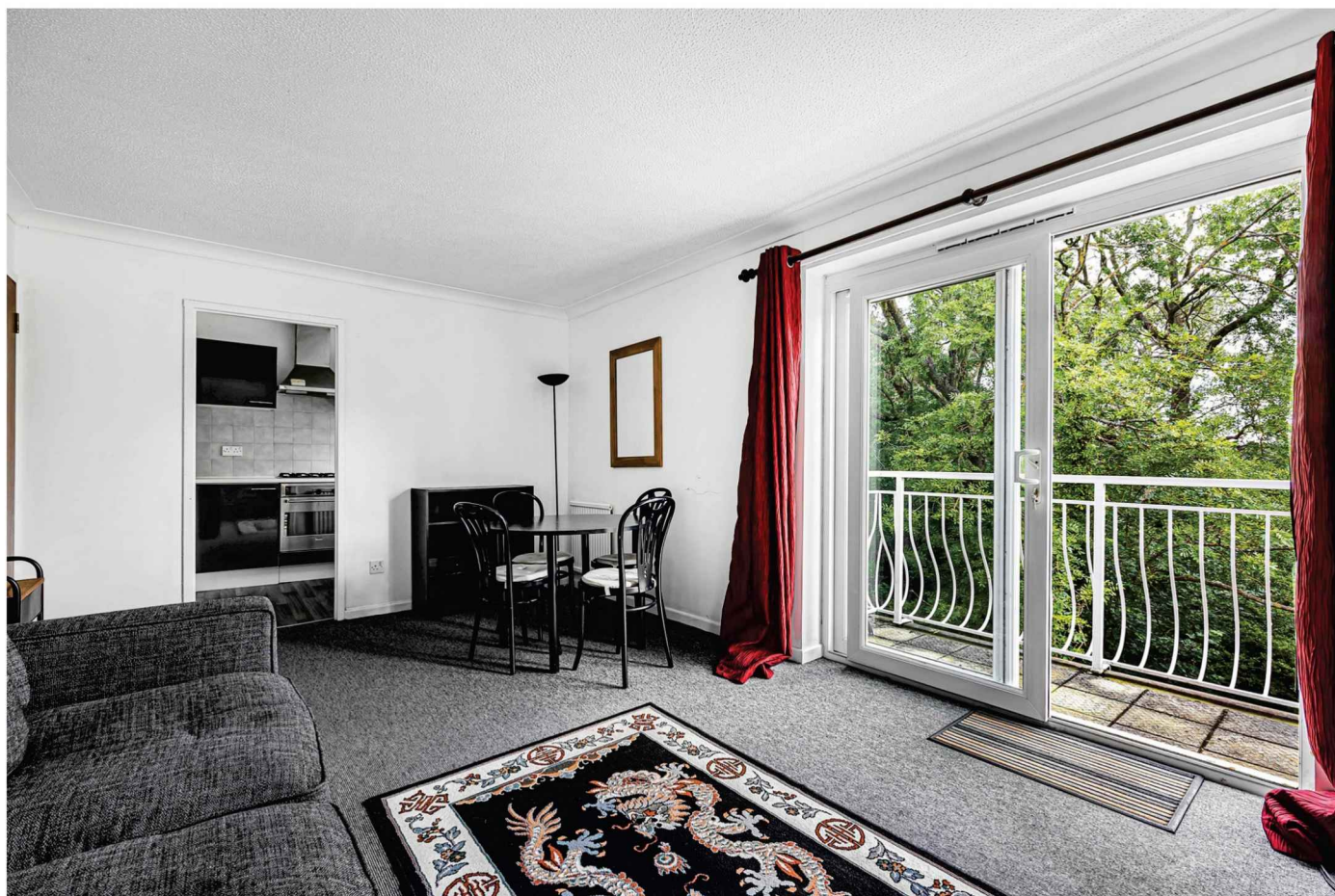
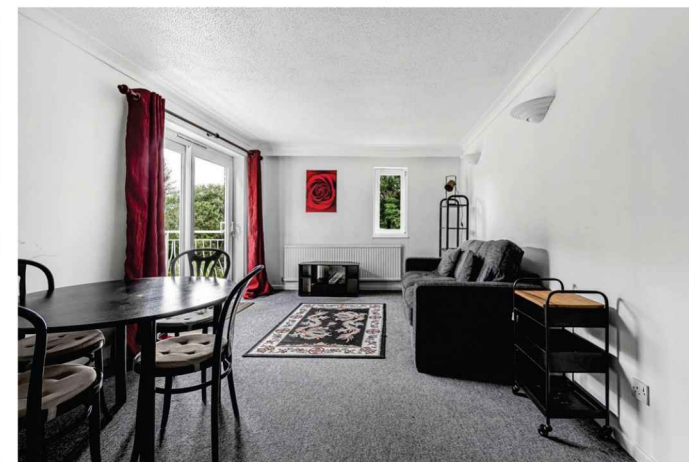
## 70 Edwin Court Binsey Lane, West Oxford, OX2 0QJ

A one bedroom flat on the top floor of this popular development on Binsey Lane in West Oxford with outstanding views over a tributary of the River Thames.

- Vacant with no onward chain
- Dual-aspect living room with balcony
- Separate fitted kitchen
- Double bedroom with fitted wardrobe
- Bathroom with P-shaped bath with shower over
- uPVC double-glazing and gas-fired central heating
- 999 year lease from 25/03/78. Ground rent £110 pa
- Service charge & Insurance £2,273 year to 30/09/25
- Basement parking space and communal gardens
- EPC Rating: D, Council Tax Band: C

A second floor flat with truly outstanding views from the private balcony which looks towards trees lining the adjacent waterway to the fields beyond. Binsey Lane leads to farmland, Medley Sailing Club and The Perch public house and connects to the River Thames, or Isis, flowing past Port Meadow. The flat is light and bright with a good-sized double bedroom, living room and a fitted kitchen with a gas hob, electric oven and cooker hood. The bathroom is half-tiled with an electric shower over the P-shaped bath. Properties built pre-2000 may contain asbestos in certain building materials such as Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. This is considered safe if undisturbed. We have noted the presence of Artex but as no survey has been carried out we cannot comment in respect of asbestos potentially elsewhere.

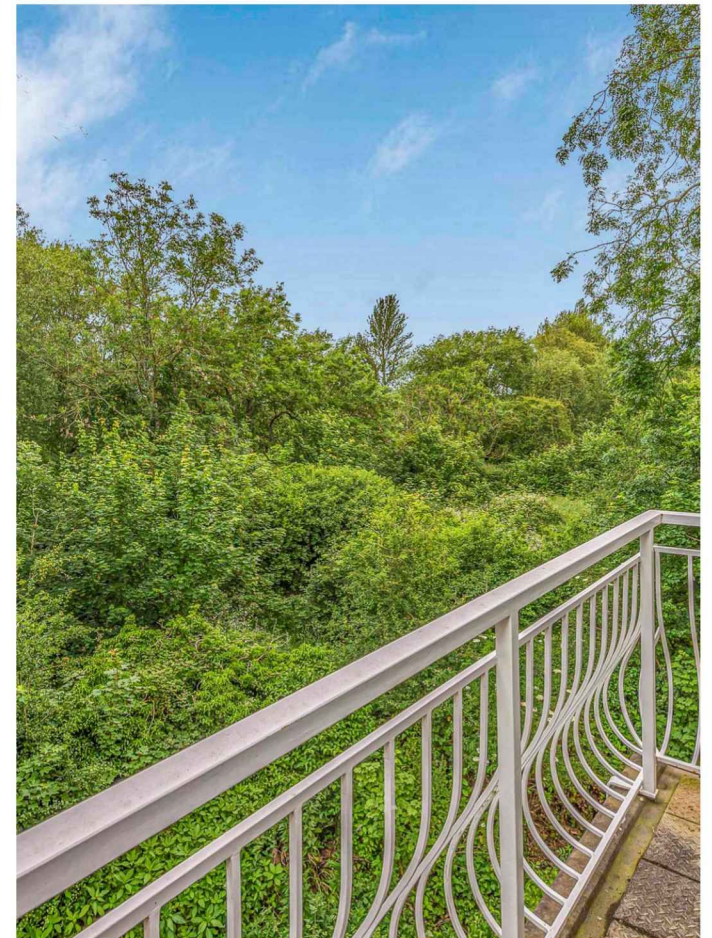
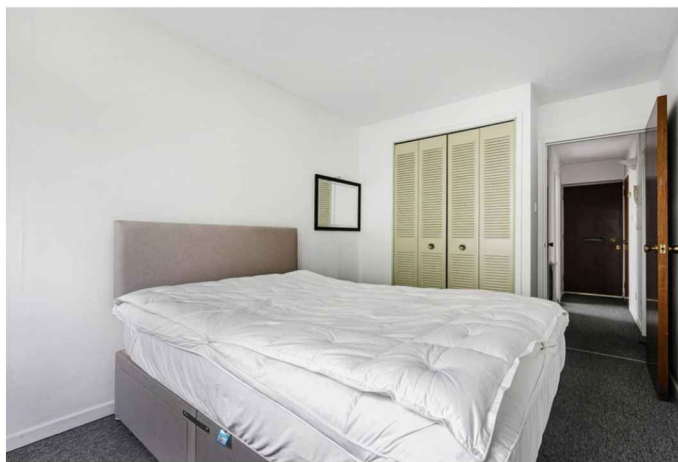
**Guide Price £250,000 Leasehold**





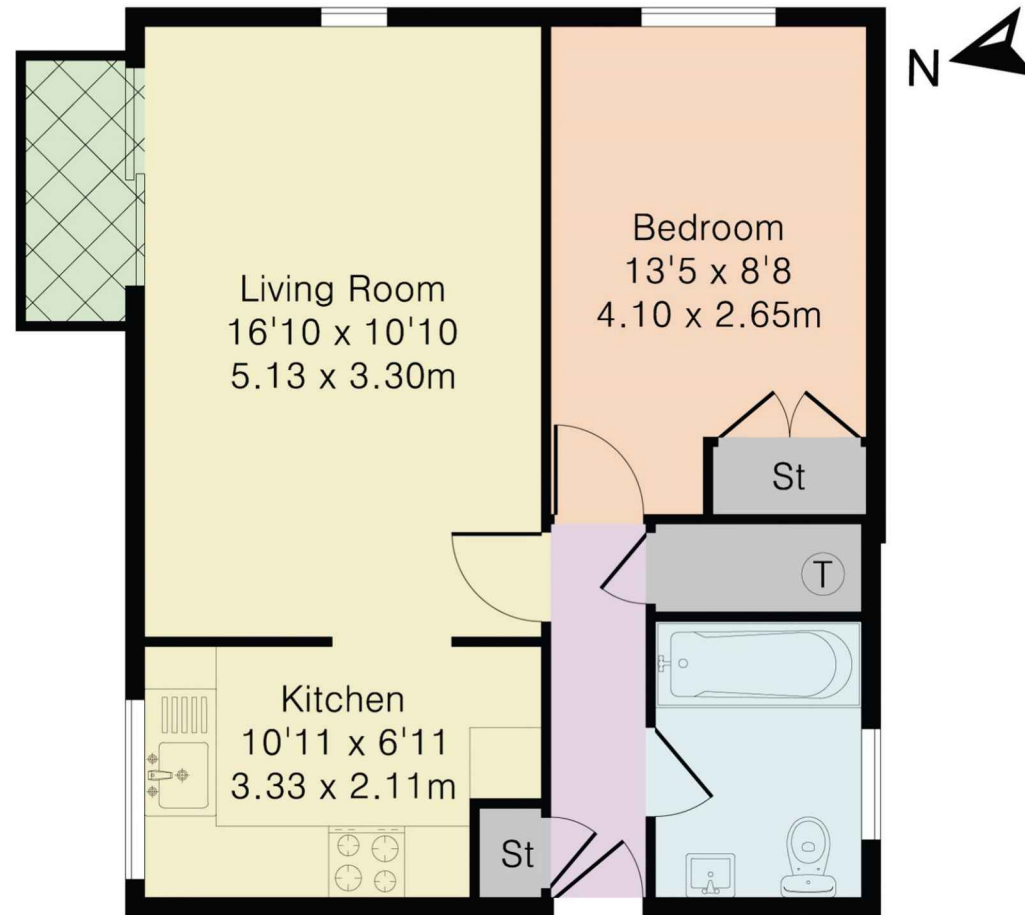


According to Gov.uk the property is an area at High Risk of Flooding from rivers and with a Low Risk of surface water flooding. According to Ofcom, Standard and Superfast broadband connections are available and mobile and data signals are "Limited" indoors and "Likely" outdoors. Binsey Lane is located approximately one mile west of Oxford city centre and within half a mile of Oxford Rail Station which has a fast 50 minute service to London Paddington. Botley Road has a number of independent local shops, there is a Waitrose within quarter of a mile, an Aldi Supermarket slightly further west on Botley Road and a wider range of amenities in Botley and in Oxford city centre.





Approximate Gross Internal Area 476 sq ft – 44 sq m



Second Floor