



THOMAS
MERRIFIELD
SALES LETTINGS

124B Marlborough Road,
Grandpont, Oxford, OX1 4FS

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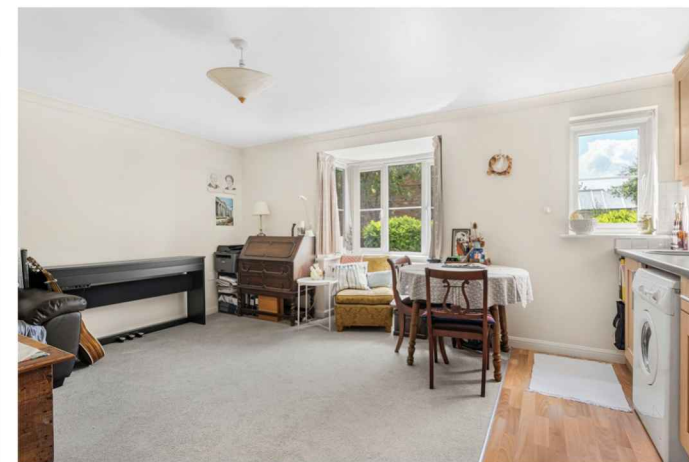
A ground floor one bedroom apartment in this small scheme of similar units built by Thomas Homes in 2002 in a very central location just south of Folly Bridge.

- One bedroom ground floor apartment
- Good-sized living room with dining and sitting area
- Open-plan kitchen with some integrated appliances
- Double bedroom with en-suite shower room
- Electric heating and water heating
- uPVC double glazing
- Ground rent £150 pa increasing by RPI every 25 years
- 999 year lease from 2003
- Service charge £1468.88 per annum to 31/03/26
- Council Tax Band: C. EPC Rating: C

A well-designed apartment ideally suited to first time buyers or investors and located in a quiet residential road parallel to Abingdon Road and just over half a mile from Oxford city centre. Accommodation comprises; entrance hall, south-facing living room with bay window and open-plan fitted kitchen with a range of base and wall units, integrated appliances and a further window. There is a double bedroom with an en-suite shower room with an oversized shower cubicle with an electric shower. Heating and water heating is electric and there are attractive landscaped communal gardens and cycle and bin stores.

Please note that this is a non-parking scheme and there is no right to a residents parking permit. Mains electricity, water and drainage is connected but there is no mains gas.

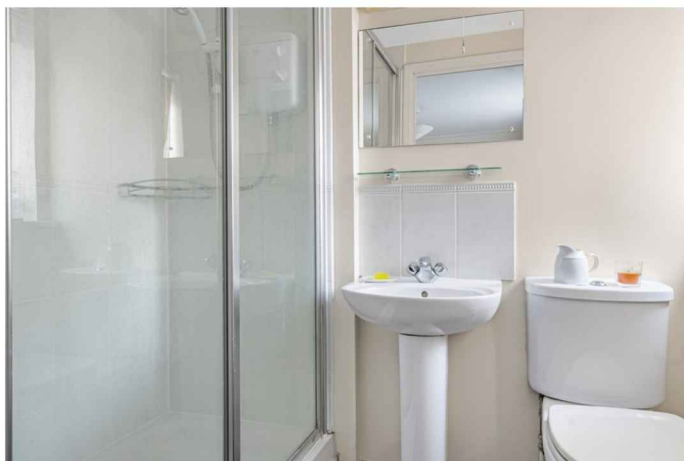
Guide Price £235,000 Leasehold



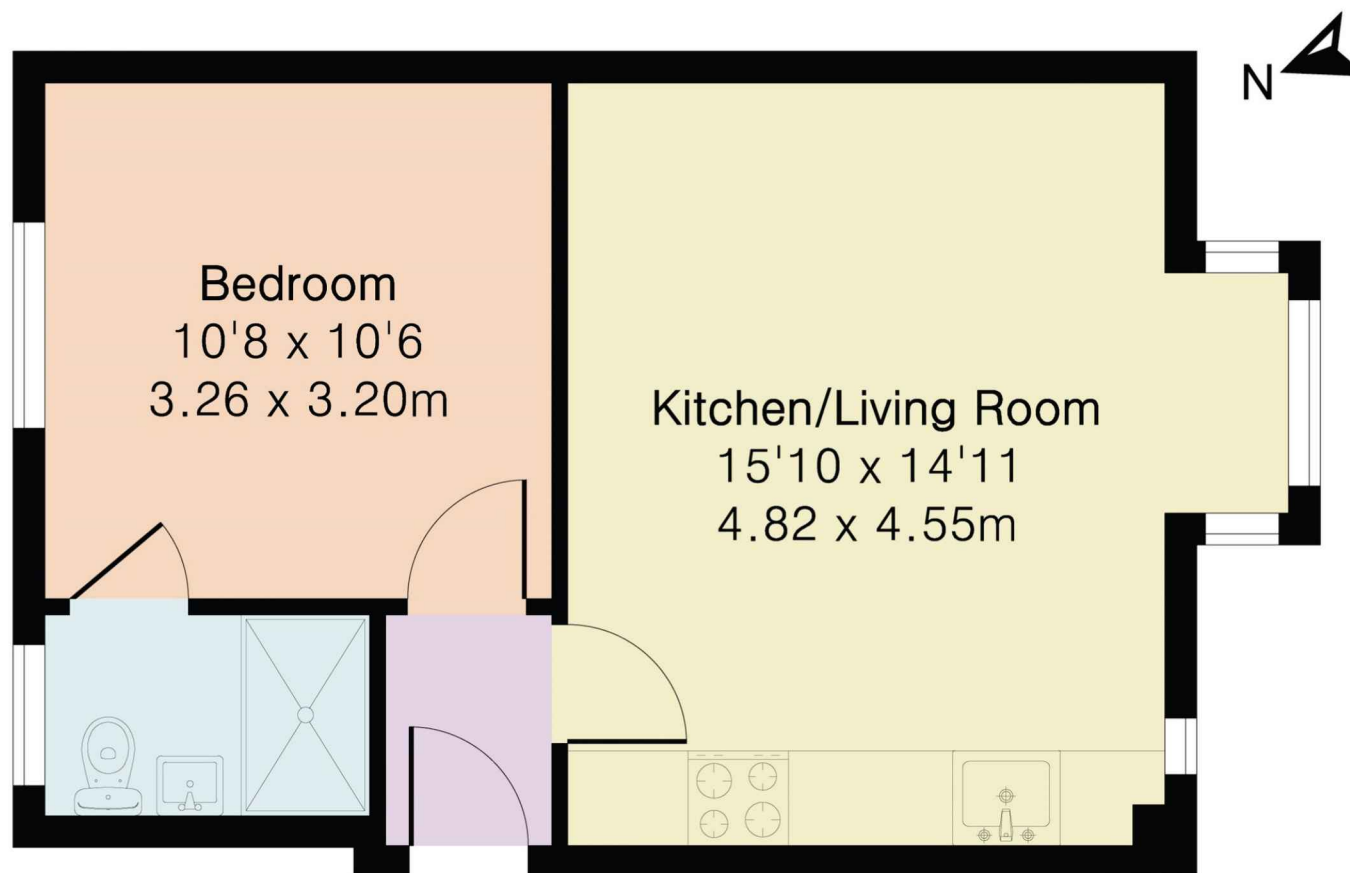


According to Gov.uk there is a low risk (under 1% per year) of flooding from rivers to 2035 and a medium risk (1% to 3.3% per year) of flooding from 2036 to 2069 but we understand from our client the property has never flooded. According to Ofcom, Superfast and Ultrafast broadband are available and mobile voice and data signals are likely outdoors with all providers and indoors with some providers.

There are walks along the River Thames, through Christ church meadow and in Grandpont Nature Park. Oxford Railway Station is a mile away. (London Paddington 50 minutes)



Approximate Gross Internal Area 375 sq ft - 35 sq m



Ground Floor