



THOMAS
MERRIFIELD
SALES LETTINGS

40 Gordon Woodward Way,
Oxford, OX1 4XL

40 Gordon Woodward Way, Oxford, OX1 4XL

A spacious two bedroom two bathroom, ground floor apartment with French doors opening on to the communal green and a allocated parking space.

- Open plan living, kitchen and dining area
- Upgraded electric heating system
- Two bathrooms
- French doors opening onto the communal green
- Two double bedrooms
- Allocated parking space
- Lease of 104 years remaining
- Service charge per annum £1417.54
- Ground rent per annum £275.00
- EPC Rating: C, Council Tax Band: D

This stylish ground floor apartment within Gordon Woodward Way provides a contemporary modern living space. Particular features are the two double bedrooms one with en-suite, open plan living, kitchen and dining area, with French doors opening on to the communal green, with a allocated parking space.

The property is connected to mains water, electricity and drainage. According to Ofcom, Standard and Superfast broadband are available and mobile coverage is likely indoors and out.

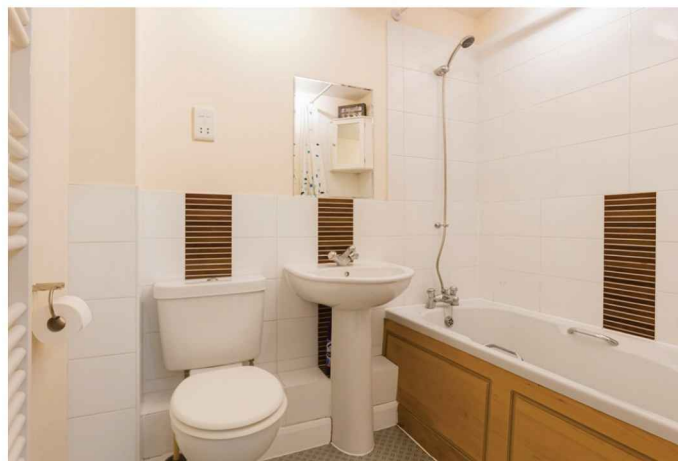
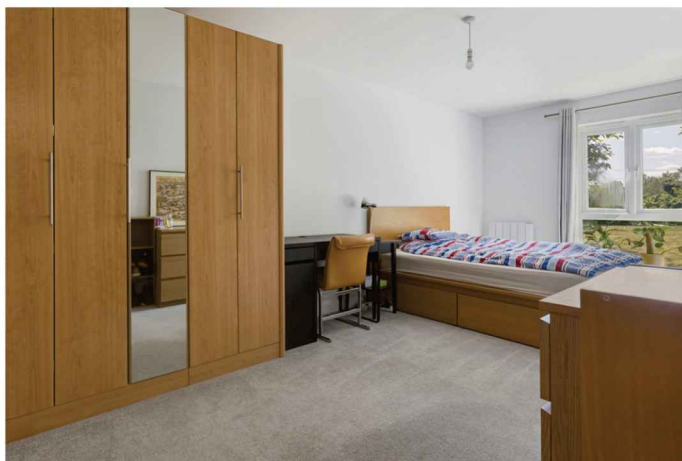
Guide Price £325,000 Leasehold



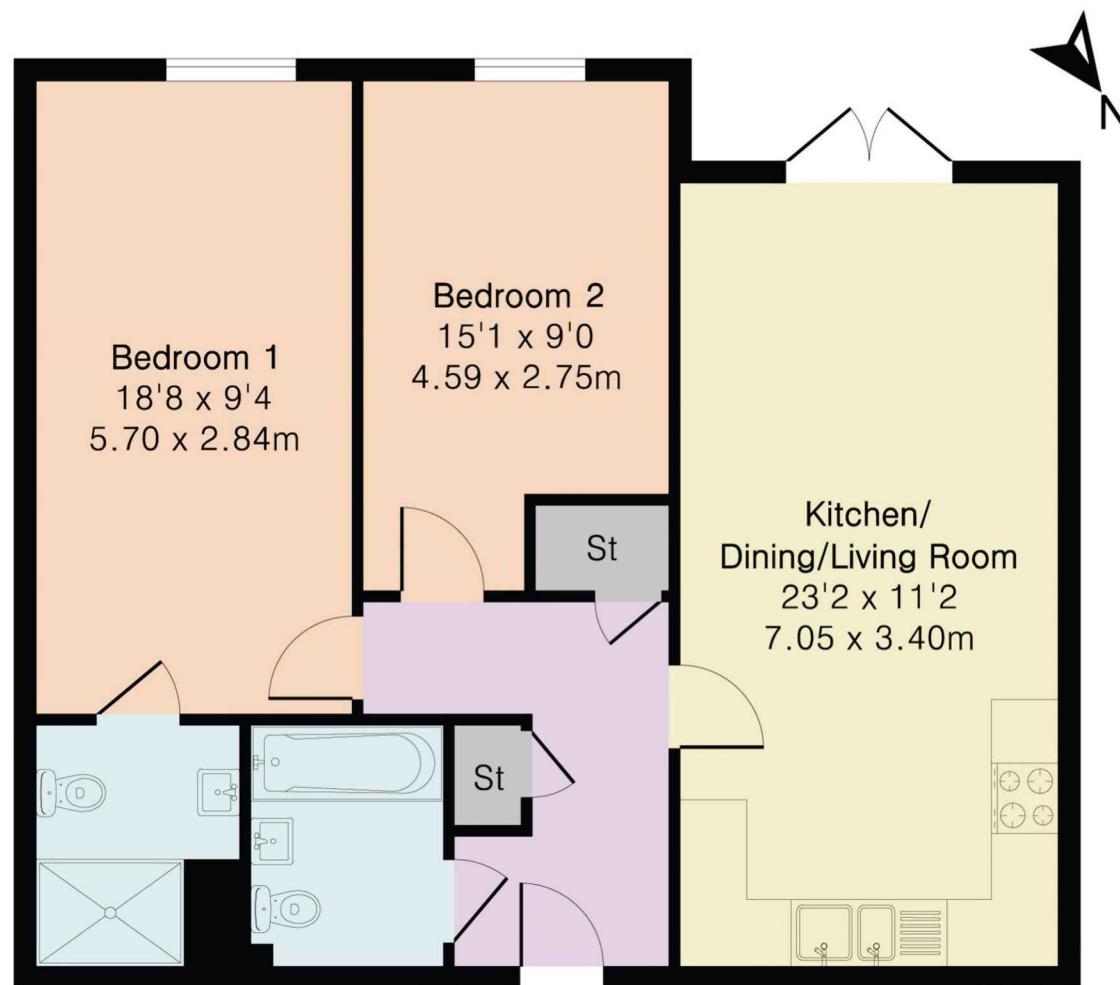


The property forms part of the Rivermead Park development built in 2004 by Linden Homes which sits on the southern outskirts of the city adjacent to the River Thames. Communications are excellent with the Redbridge Park & Ride and bus service, providing regular access to the John Radcliffe Hospital, Oxford City Centre and London. There is nearby access to the A34 at the Hinksey Hill junction 0.5 miles away.

There is access to the Thames pathway at Donnington Bridge with walks to Iffley Lock and Folly Bridge. There is a Tesco Express on Abingdon Road and a Sainsbury's superstore on the Southern By-pass.



Approximate Gross Internal Area 754 sq ft - 70 sq m



Ground Floor