



THOMAS
MERRIFIELD

SALES LETTINGS

25 Nursery Close,
Oxford, OX2 9GF

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A modern, ground floor apartment with allocated parking and easy access to the Oxford city centre.

- Ground floor apartment
- Two double bedrooms
- Open plan living/kitchen and dining area
- Fitted kitchen
- Family bathroom & en-suite
- Allocated parking
- Lease of 109 years remaining
- Service Charge £1680.91 pa
- Ground Rent £349.35 pa
- EPC Rating: C. Council Tax Band: C

The accommodation comprises, entrance hall, with two double bedrooms including built-in storage, an en suite shower room in the main bedroom, open-plan living/kitchen/dining area, with a further private access to the apartment. The property benefits from an allocated parking space as well as visitor spaces.

According to Ofcom, Superfast & Ultrafast broadband is available and mobile voice and data coverage is likely indoors and outdoors.

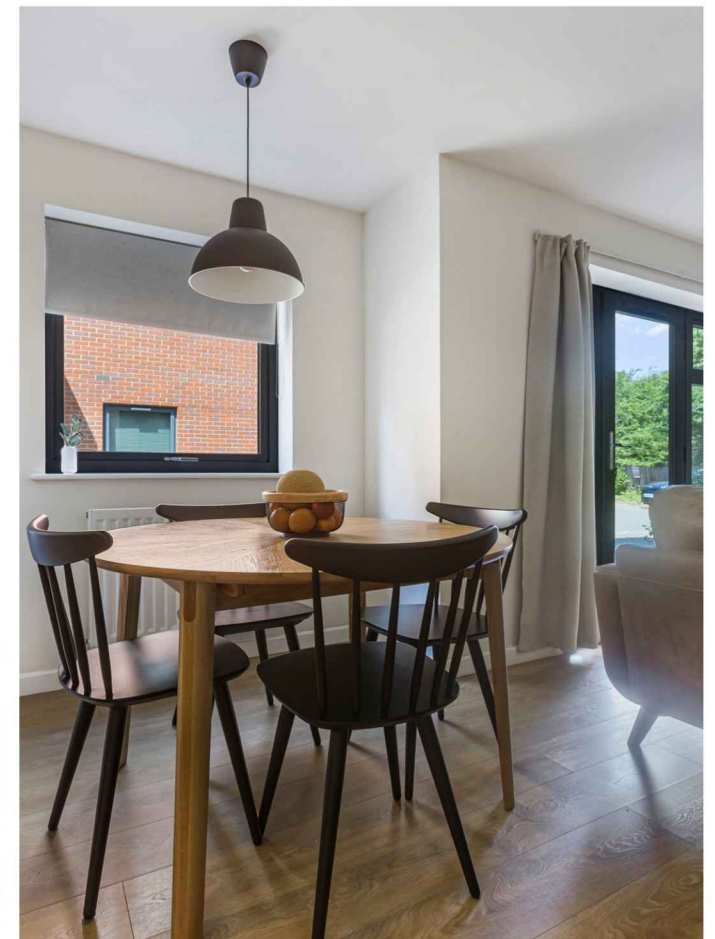
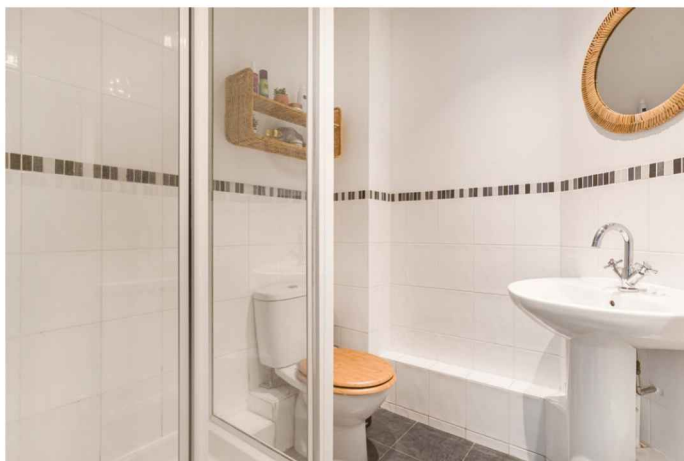
Guide Price £325,000 Leasehold





There are educational facilities within the area for all age groups and recreational amenities including a gymnasium and swimming pool at Brookes University. There is golf at Frilford Heath and water sports at Farmoor Reservoir. Oxford city is just 1.5 miles away offering an extensive array of shops, entertainment venues and restaurants to suit most tastes.

There are excellent communications into London via both bus and rail to Victoria and Paddington respectively. The A34 & A40 are also close by.



Approximate Gross Internal Area 664 sq ft - 62 sq m

