



THOMAS  
MERRIFIELD  
SALES LETTINGS

17 Willow Court,  
Barton Fields Road, Oxford, OX3 9FQ



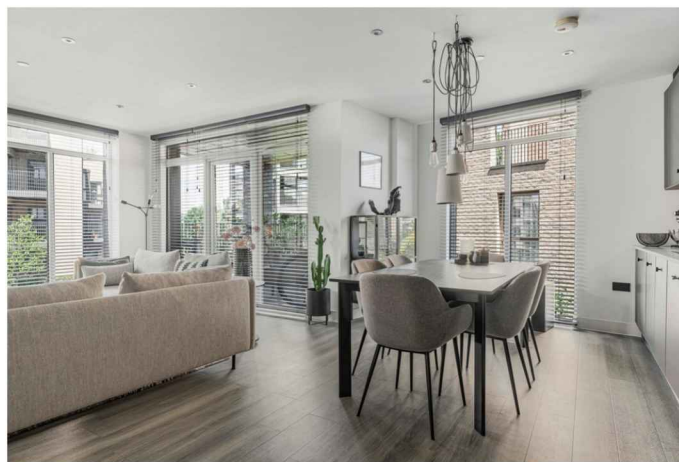
## 17 Willow Court, Barton Fields Road, Oxford, OX3 9FQ

Upgraded to a high specification by the current owners, this stunning first floor two bedroom apartment with two bathrooms, private balcony and underground allocated parking.

- Entrance hall
- Open plan kitchen/dining/living room
- Private balcony
- Master bedroom with en-suite shower room
- Further bedrooms and main bathroom
- Gas fired underfloor heating
- Lift access & gated allocated parking
- Lease remaining £243 years
- Ground Rent: £350pa - Service Charge: £2054.03pa
- Council Tax Band: C - EPC Rating: B

The accommodation comprises communal entrance with lift to all floors, entrance hall, kitchen with custom-made cabinets, granite countertops and a Fan Ciarko Design cooker hood extractor. Both bathrooms contain high-quality Italian stones and ceramic tiles, with made to measure oak cabinets, new high-quality Lusso Stone sanitaryware, shower, toilets, basins, wall-mounted luxury bathroom taps, basins, bath and shower set from Lusso Stone and Crosswater. Both bedrooms have custom made to measure high quality vinyl wall mural wallpaper, with living room, bedroom and en-suite having made to measure wooden blinds. New design black sockets, switches and underfloor heating thermostats controllers 7 day programmable with LCD touch screen in all of the rooms.

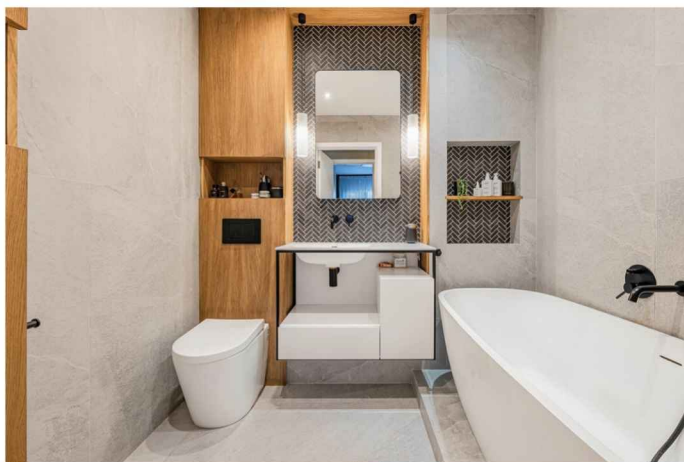
**Guide Price £500,000 Leasehold**







According to Ofcom, Superfast and Ultrafast broadband are available and you are likely to have good mobile voice and data coverage indoors and outdoors. Situated on the edge of Headington Barton Fields has excellent road, bus and cycle networks to the John Radcliffe, Churchill and Nuffield hospitals and the city centre. The A/M40 to London is close at hand and there are mainline stations at Oxford and Oxford Parkway. Within Headington there is a Waitrose and a range of shops, cafes and restaurants. Oxford City is approx. 5.5 miles distant offering an extensive array of shops and services including many High Street stores and niche boutiques. Cafes and restaurants are in abundance to suit most tastes and there are various entertainment and cultural venues.



Approximate Gross Internal Area 838 sq ft - 78 sq m

