



WALTON WELL ROAD, OXFORD

OXFORDSHIRE, OX2 6AQ

**PENNY &
SINCLAIR**

WALTON WELL ROAD, OXFORD

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£450,000

LEASEHOLD

DESCRIPTION

A well presented one bedroom first floor apartment located in the prestigious Waterfront development.

The accommodation comprises; entrance hall, open plan kitchen/living room with south-facing balcony, double bedroom and family bathroom.

The apartment has recently been renovated throughout and benefits from underfloor heating and lift access.

Foundry House forms part of the Oxford Waterfront Development built by Berkeley Homes in 2007 on the former site of the Eagle ironworks.

SITUATION

The Waterfront development is superbly positioned close to Port Meadow and the Oxford Canal where you can walk the scenic route into Oxford City Centre via the canal path, ideal for commuters requiring access to Oxford Mainline station.

Jericho and its range of shops, restaurants and bars are all available a short stroll away. The development is gated offering a secure environment in the highly sought after area of Central North Oxford.





VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair.

SERVICES

All mains services are connected with the exception of gas.

TENURE & POSSESSION

The apartment is leasehold with a period of 125 years from 16th March 2007, so has 108 unexpired years remaining.

The ground rent is £200pa and service charge is £1500pa. The managing agents for the building are Common Ground Estate & Property Management based in Oxford.

COUNCIL TAX

Council Tax Band 'E' amounting to £2,981.22 for the year 2024/2025.

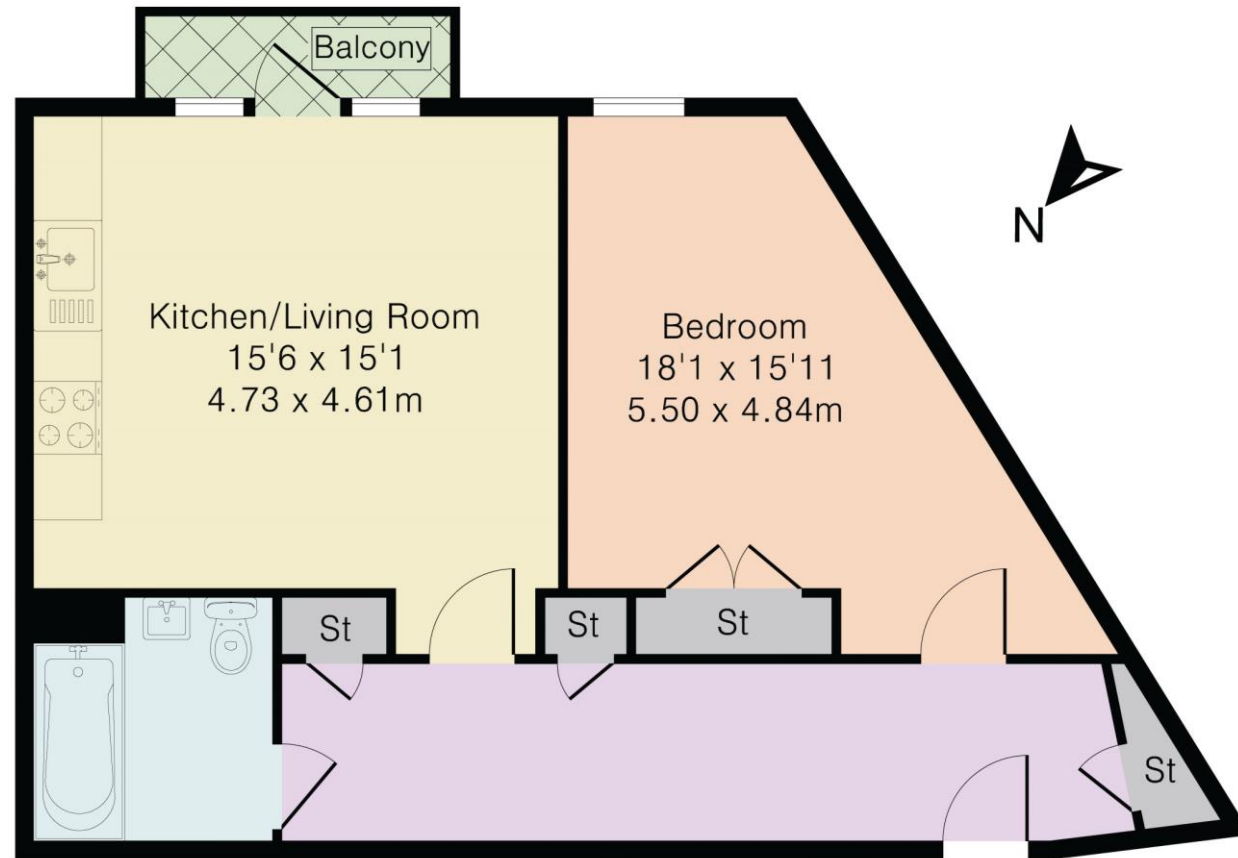
LOCAL AUTHORITY

Oxford City Council, City Chambers, Queen Street, Oxford, OX1 1EN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approximate Gross Internal Area 586 sq ft – 54 sq m



First Floor



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