

# FLAT 1, 25B LEOPOLD STREET

EAST OXFORD OX4 1TZ

# Flat 1, 25B Leopold Street

East Oxford OX4 1TZ

A well-presented first floor 2-bedroom apartment available with no onward chain. The purpose-built block is well located within a few minutes' walk from the vibrant Cowley Road and has good access to the city centre. There is an entrance hall, handy for coats and shoes, a bright living space which is south-easterly facing. There is a convenient nook off the living room which would make a good working from home space. The kitchen is well stocked and part-open to the living room keeping it a social space.

There is an impressive primary bedroom with a turret shaped room which makes this a really spacious double bedroom. There is a further second bedroom and family bathroom.

The property comes with a share of the freehold and has 101 years on the lease. Service charge £1564 per annum.

## GUIDE PRICE

**O.I.E.O. £300,000**



2



1



1



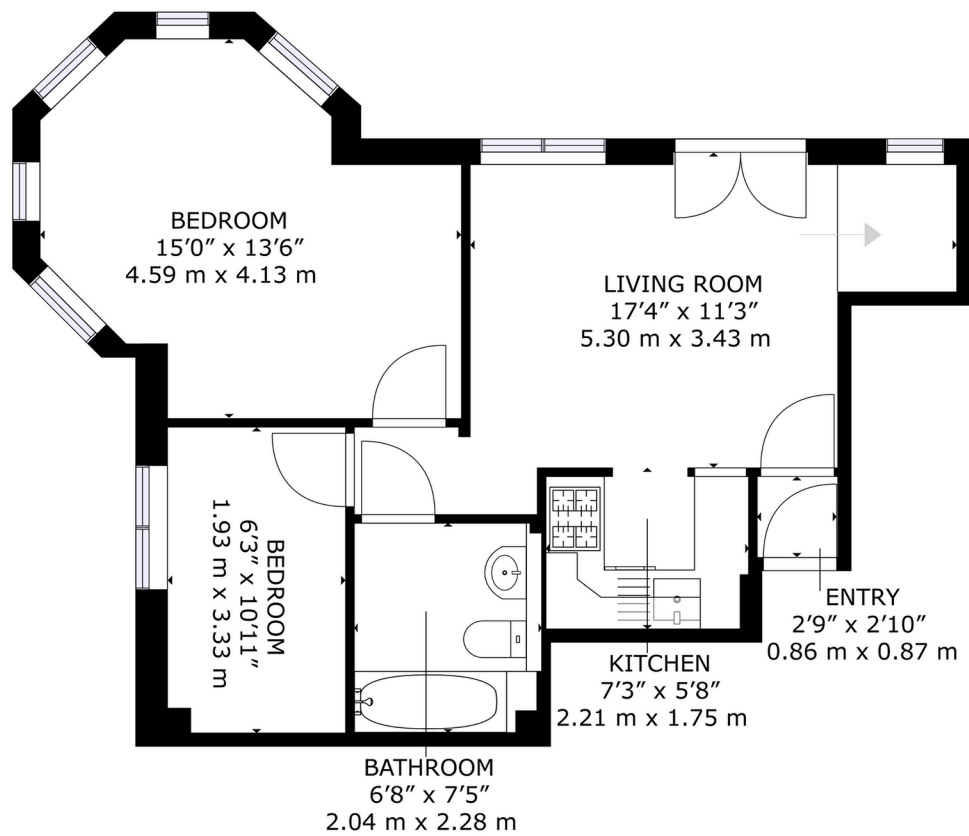
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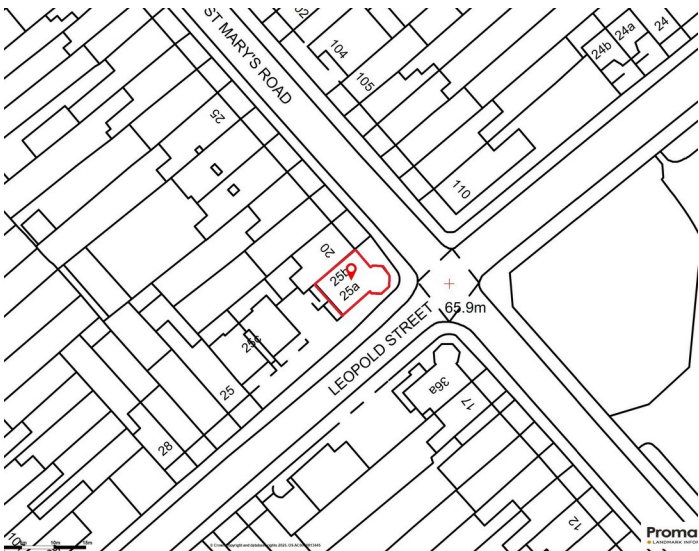






FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 522 sq.ft, 48 m<sup>2</sup>  
FIGURES AND DIMENSIONS ARE APPROXIMATE. APPLICABLE MAY VARY.



**Council Tax:**  
Band C - £2270.55

**Parking:**  
On-street parking

**Local Authority:**  
Oxford City Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

# “LOCATION COMMENT

*Leopold Street is a residential road located off the Cowley Road in the heart of East Oxford. There are a wide range of shops, bars and restaurants within walking distance on the vibrant Cowley Road.*





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