

# 61 THE CLOISTERS

PEGASUS GRANGE, WHITE HOUSE ROAD, OXFORD OX1 4QQ

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Pegasus Grange, White House Road, Oxford OX1 4QQ

A well presented one bedroom retirement apartment located within the very desirable Pegasus Grange development.

The development boasts superb communal facilities including a swimming pool, gym, library, lunch club and stunning communal gardens. The property is located on the first floor of The Cloisters with lift access to all floors.

The accommodation comprises an entrance hall, a generous reception room, kitchen, a double bedroom, and shower room.

116 years remain on the lease.

£5,000 per annum service charge. Ground rent to be confirmed.



## GUIDE PRICE

**£365,000**



Communal Grounds

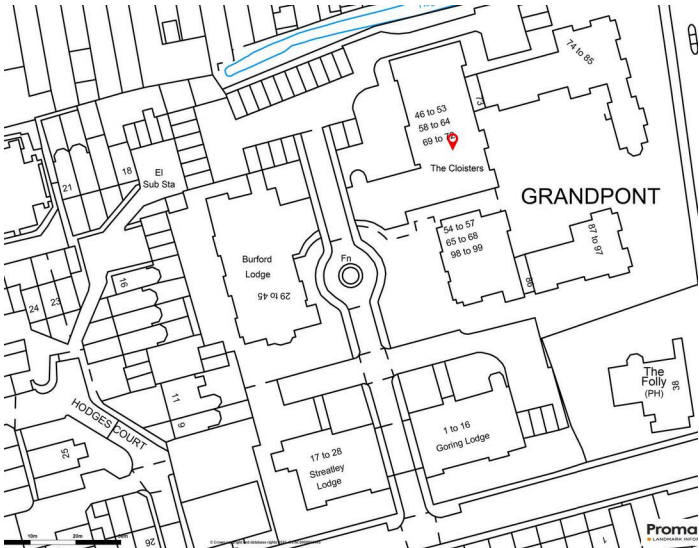
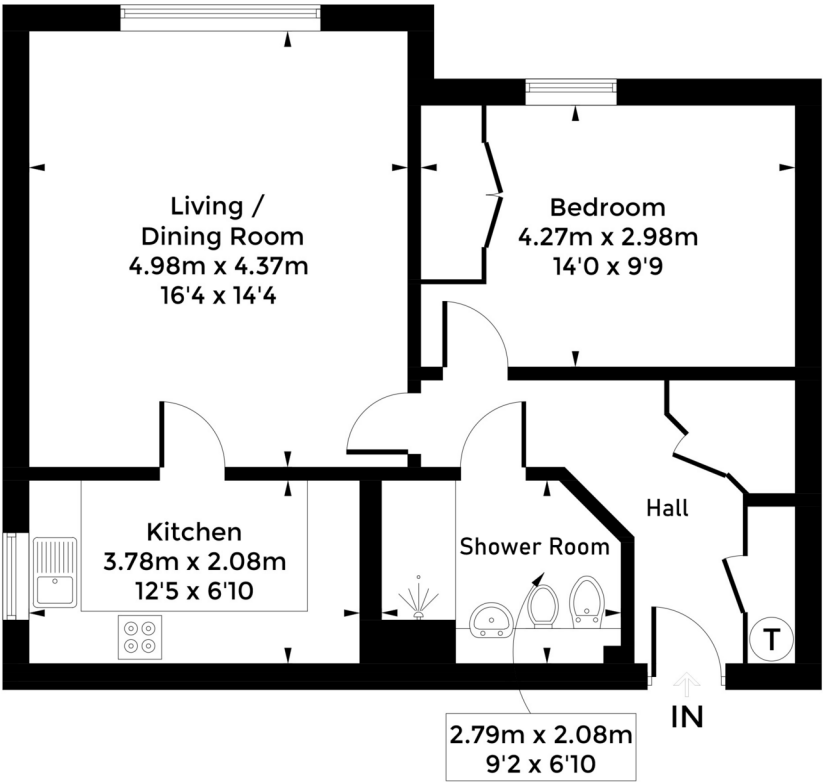








Approximate Gross Internal Area = 60.1 sq m / 647 sq ft



**Council Tax:**  
Band E - £3122.01

**Parking:**  
Permit parking for 1 car & visitors parking

**Local Authority:**  
Oxford City Council

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



# “LOCATION COMMENT

*Pegasus Grange is situated on White House Road in the Grandpont area of Oxford, just a 15 minute walk from Oxford city centre.*





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