

6 SPIRE VIEW

120 CRESCENT ROAD, TEMPLE COWLEY, OXFORD OX4 2SW

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120 Crescent Road, Temple Cowley, Oxford OX4 2SW

A beautifully presented three-bedroom duplex apartment with its own private garden and allocated parking for two cars.

This spacious property has over 1000 sq ft of accommodation over two floors and is located in the popular Temple Cowley area of Oxford.

The ground floor accommodation comprises an entrance hall, a kitchen diner with doors to the garden, a generous sitting room with study area, and a WC.

On the first floor there is a master bedroom with ensuite shower room, a double bedroom, single bedroom, and a family bathroom.

The property has its own south facing garden and two allocated parking spaces. There is also a communal garden for the development that is available for all leaseholders to use.

109 yrs remain on original 125 year lease. Ground rent: £100 per annum. Service charge: £1822.68 per annum.



3



1



2



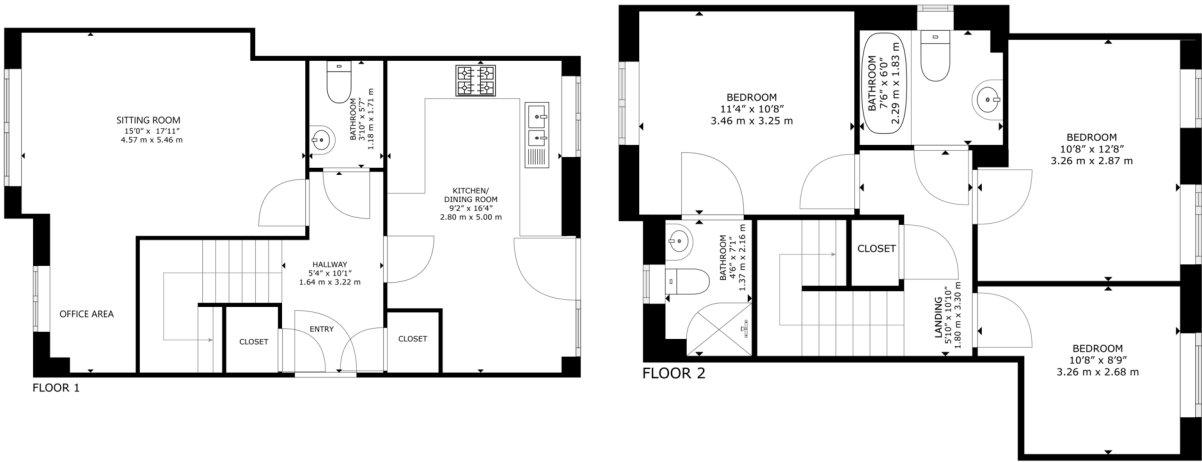
28.8ft private garden

GUIDE PRICE

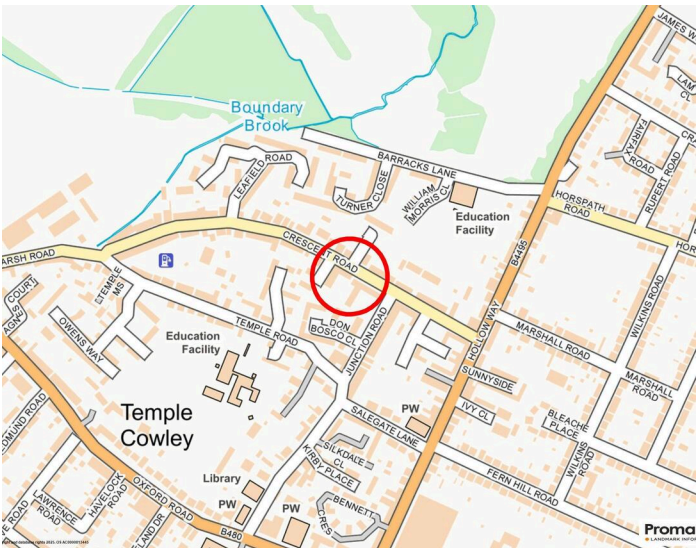
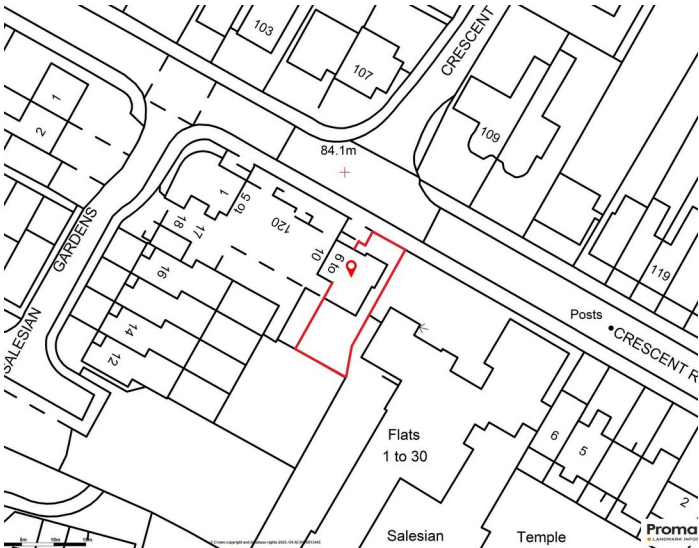
£435,000







GROSS INTERNAL AREA
FLOOR 1: 487 sq. ft, FLOOR 2: 565 sq. ft
TOTAL: 1,052 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band E - £3122.01

Parking:
2 allocated spaces

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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

Spire View is located at the top of Crescent Road in the Temple Cowley area of Oxford, popular due to its very friendly and established community. There are local amenities nearby including two good primary schools and a range of shops and entertainment at the nearby Templars Shopping Park. The Headington Hospitals and the Science and Business Parks are all within easy reach from the location, and there are regular buses into the city centre from nearby bus stops.



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