

# 8 DELAWARR GARDENS

59 RALEIGH PARK ROAD, BOTLEY, OXFORD. OX2 9GE

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A ground floor two bedroom apartment with allocated parking for two cars and its own private garden.



The property comes to the market well presented throughout and benefits from having no onward chain.

The accommodation comprises an entrance hall, a spacious kitchen/ living room with doors leading out into the garden, two double bedrooms and a shower room.



There is a private patio garden accessed from the main living area.



## GUIDE PRICE

**£285,000**



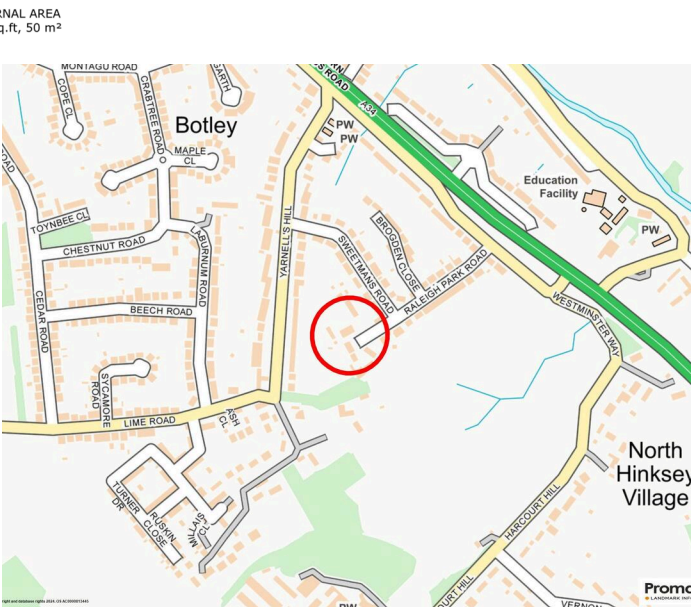
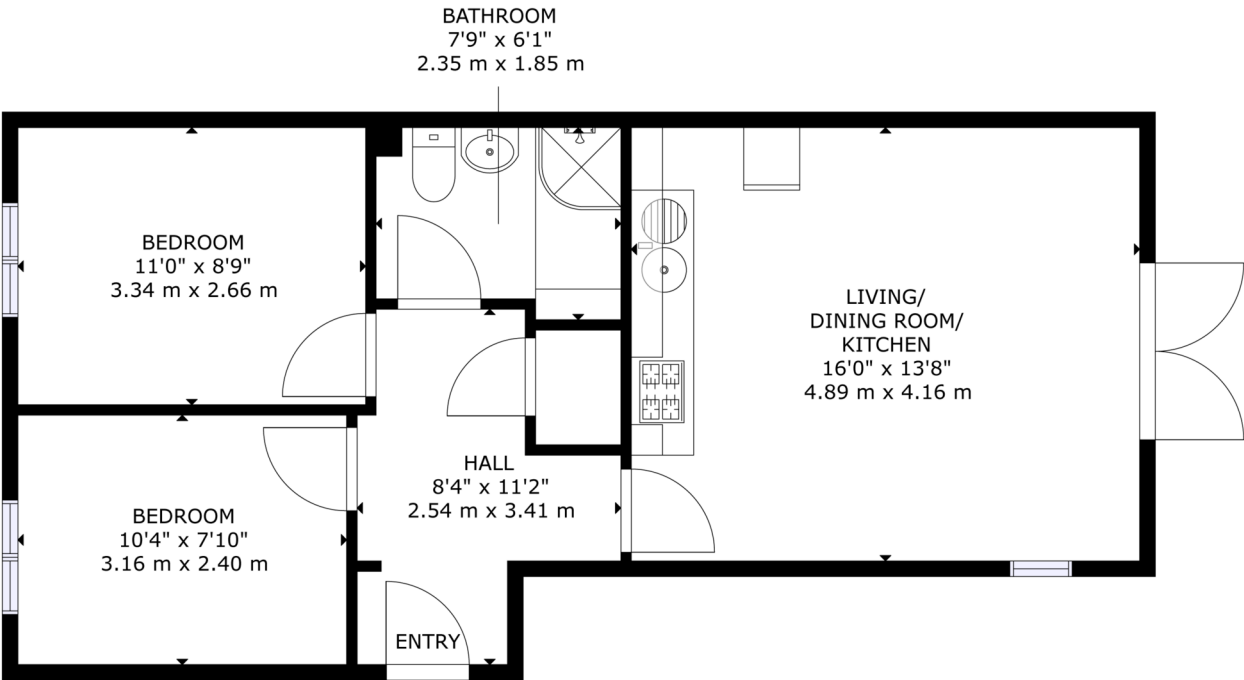
Courtyard











**Council Tax:**  
Band C - £2148.33

**Parking:**  
Allocated space

**Local Authority:**  
Vale of White Horse

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 77      | 77        |
| (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

*Delawarr Gardens is located at the top of Raleigh Park Road and boasts stunning views over Oxford. There are a range of local amenities at the nearby West Way shopping precinct in Botley and good local schools in North Hinksey Primary School and Matthew Arnold secondary school.*





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