

22 RADCLIFFE HOUSE

MANDELBROTE DRIVE, LITTLEMORE, OXFORD OX4 4XG

22 Radcliffe House

Mandelbrote Drive, Littlemore, Oxford OX4 4XC

A well presented two-bedroom purpose built apartment located in the stunning St. Georges Park development. The property is located on the first floor of the building and benefits from allocated parking and is available with no onward chain.

The accommodation comprises an entrance hall, a kitchen that opens into a spacious reception room, master bedroom with en-suite shower room, a double bedroom, and bathroom.

St. Georges Park is currently planning a footpath and access gate to the rear of the estate leading to the future planned Littlemore train station and the Science Park.

Owners are invited to join the Mgt. Company which deals with various working groups such as EV-charging stations.

GUIDE PRICE

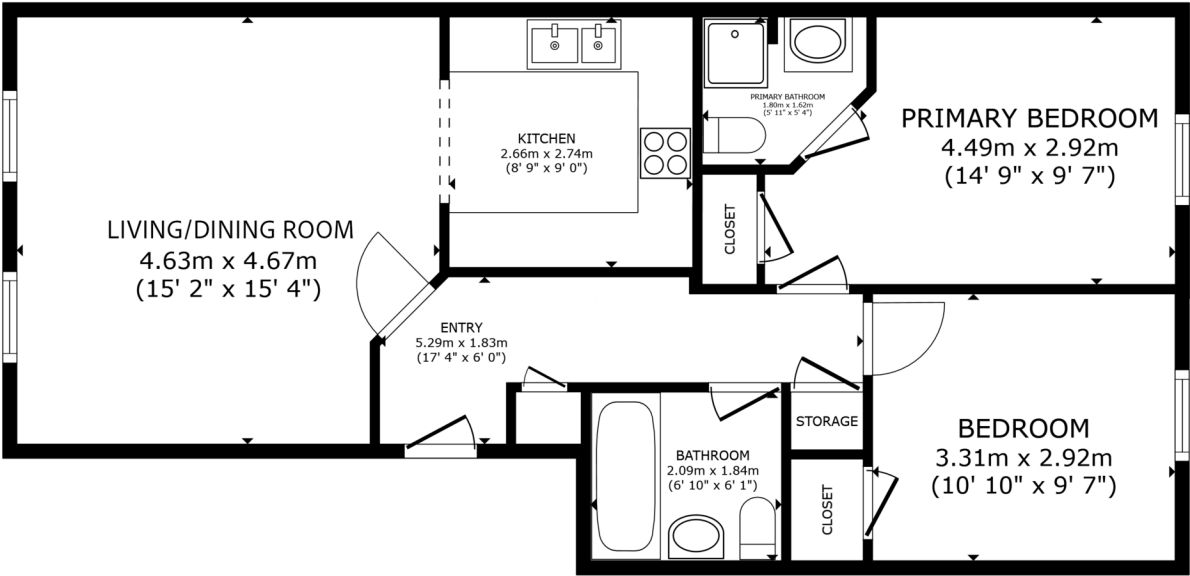
£300,000



Communal grounds

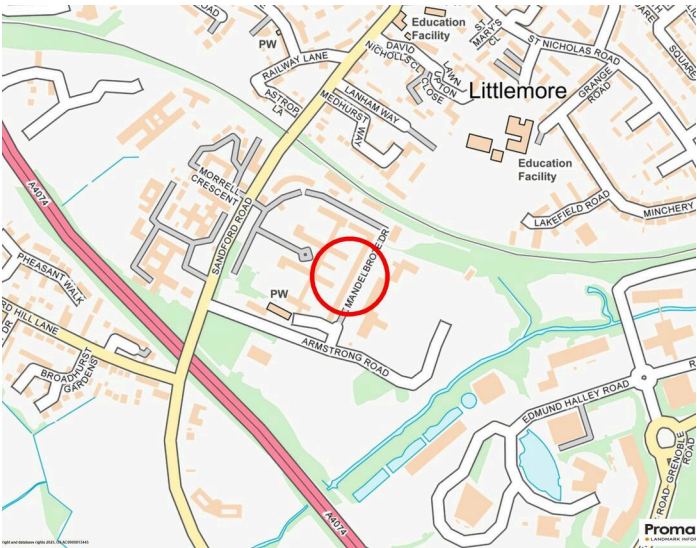






FLOOR PLAN

FLOOR PLAN 67.2 m² (724 sq.ft.)
TOTAL : 67.2 m² (724 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D - £2578.32

Parking:
Allocated parking space & visitors parking

Local Authority:
Oxford City Council

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

St. George's Park is set on 12 acres of well-maintained grounds and was converted into residential accommodation in 1999. It is well placed for the Hospitals, BMW/Mini Plant, Oxford Business and Science Parks and within easy reach of the ring road, the A34/A40 and rail links to London. A local bus service stops in front of the main gates whilst the River Thames and Sandford Lock are within walking distance.

St. Georges Park is currently planning a footpath and access gate to the rear of the estate leading to the future planned Littlemore train station and the Science Park.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

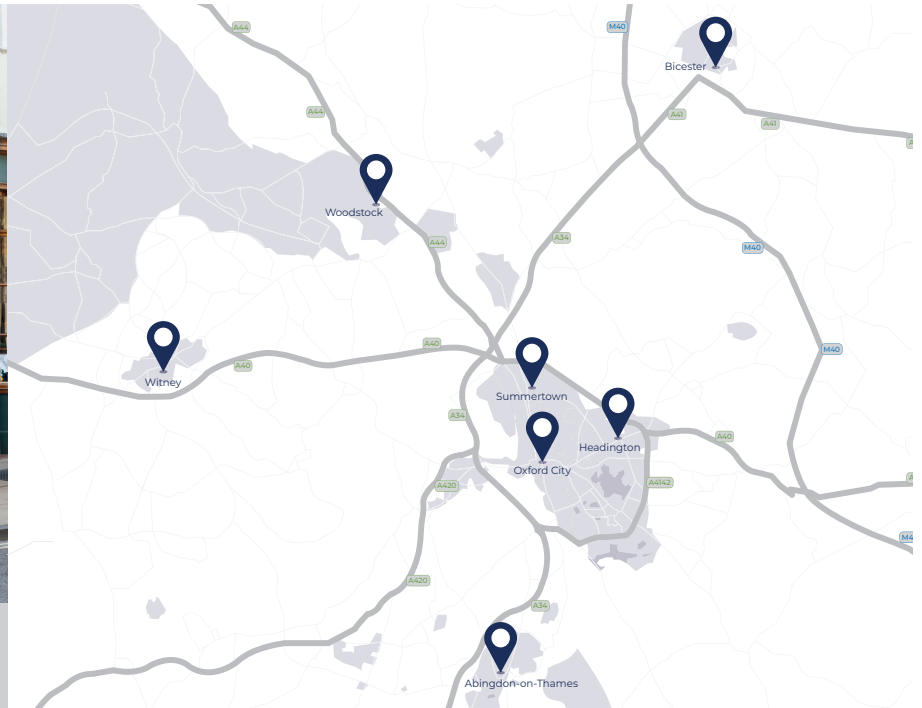
Oxford City Centre

118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk



FROM LEFT:
Millie Carless, George Houlbrooke,
Eoin Kehoe



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.