

2 PULKER CLOSE

COWLEY, OXFORD OX4 3LG

2 Pulker Close

Cowley, Oxford OX4 3LG

A beautifully presented 2-bedroom maisonette with garage and balcony. This maisonette comprises, private entrance with stairs to the first floor landing. There is a spacious living room with plenty of space for dining and living accommodation and a well-equipped kitchen. The balcony is a lovely spot to sit out on or have as a small garden area.

On the second floor are two bedrooms and a family bathroom. The primary bedroom is a sizeable double bedroom with built in storage. The second bedroom is a great guest room, office or second double bedroom, again, with built in storage. The family bathroom has been retiled and also in good condition.

The grounds are very well maintained and provide a garage, parking and secure communal gardens accessed via coded gate.

163 years remain on the lease. Ground rent and service charge equal £1115 per anum.



2



1



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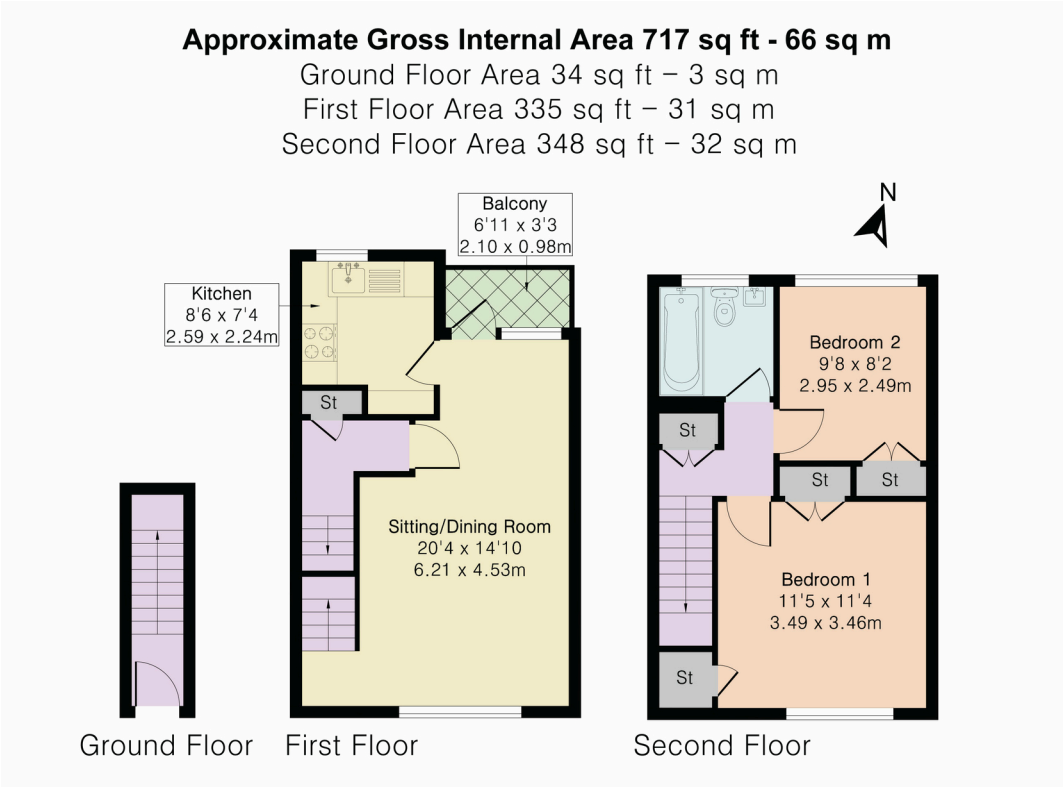
Communal Garden area

GUIDE PRICE

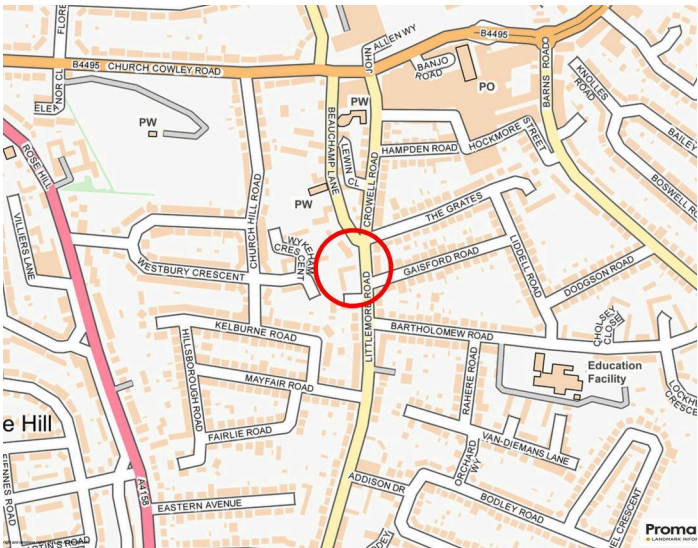
£295,000







Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council Tax:
Band B - £1986.73

Parking:
Single garage, parking to front & permit

Local Authority:
Oxford City Council

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

Pulker Close is located within 1/2 mile from Templars Square Shopping Centre. Ideally placed for both the Oxford Business and Oxford Science Parks and City Centre.



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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



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