

FLAT 5

61 MAGDALEN ROAD, EAST OXFORD OX4 1RH

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A ground floor one bedroom apartment with its own private courtyard garden and allocated parking for one car.



The apartment has its own entrance and the accommodation comprises an entrance hall, a spacious open plan kitchen/ living area with doors leading out into the garden, a double bedroom, and a bathroom.



There is a private paved garden area that is accessible from the main living area.



GUIDE PRICE

£300,000

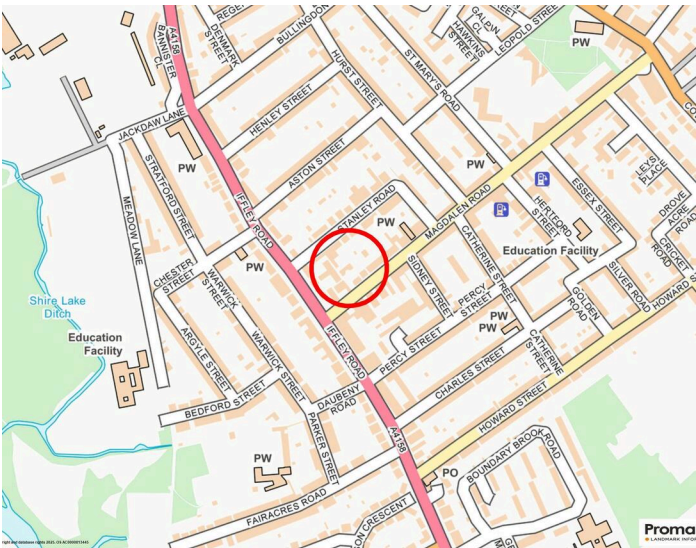
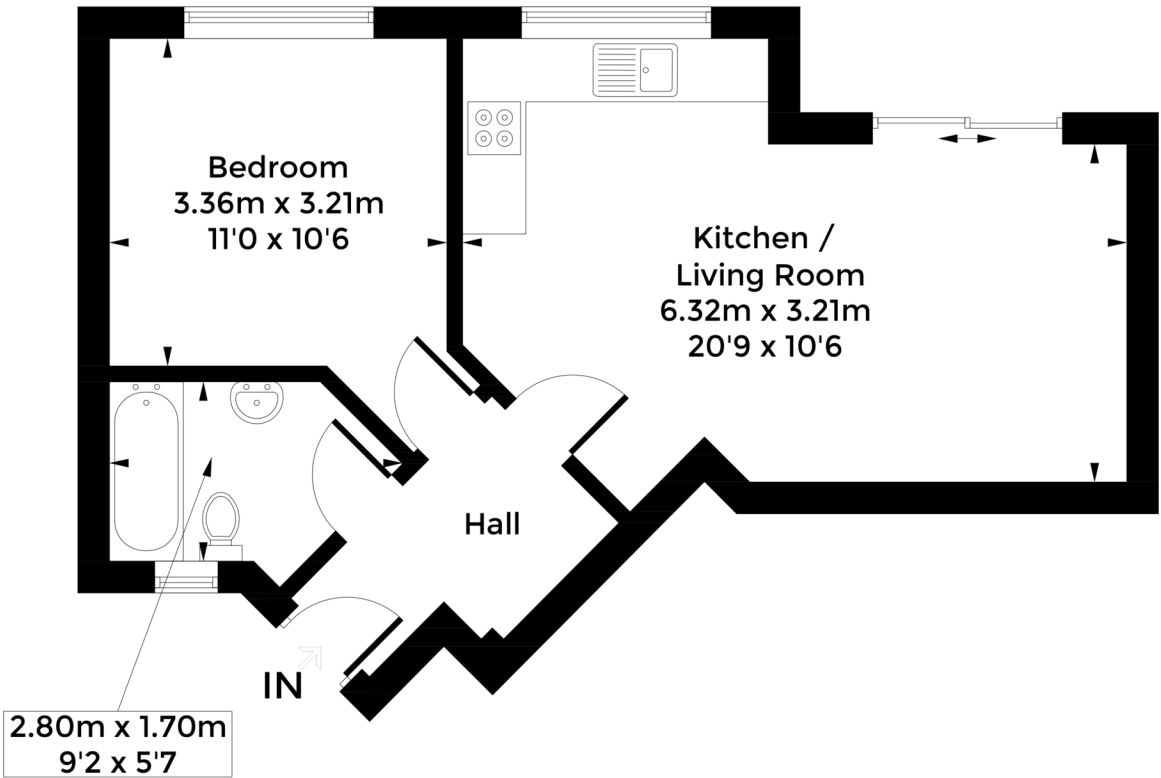


Communal Garden





Approximate Gross Internal Area = 42 sq m / 452 sq ft



Council Tax:
Band B - £1986.73

Parking:
Allocated space

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		70	77
		EU Directive 2002/91/EC	

“LOCATION COMMENT

Magdalen Road is a popular road in East Oxford that connects Iffley and Cowley Roads. There are several amenities within a short walk including The Rusty Bicycle and Magdalen Arms gastro pubs, The Missing Bean coffee roastery and the vast array of restaurants and bars that Cowley Road offers.



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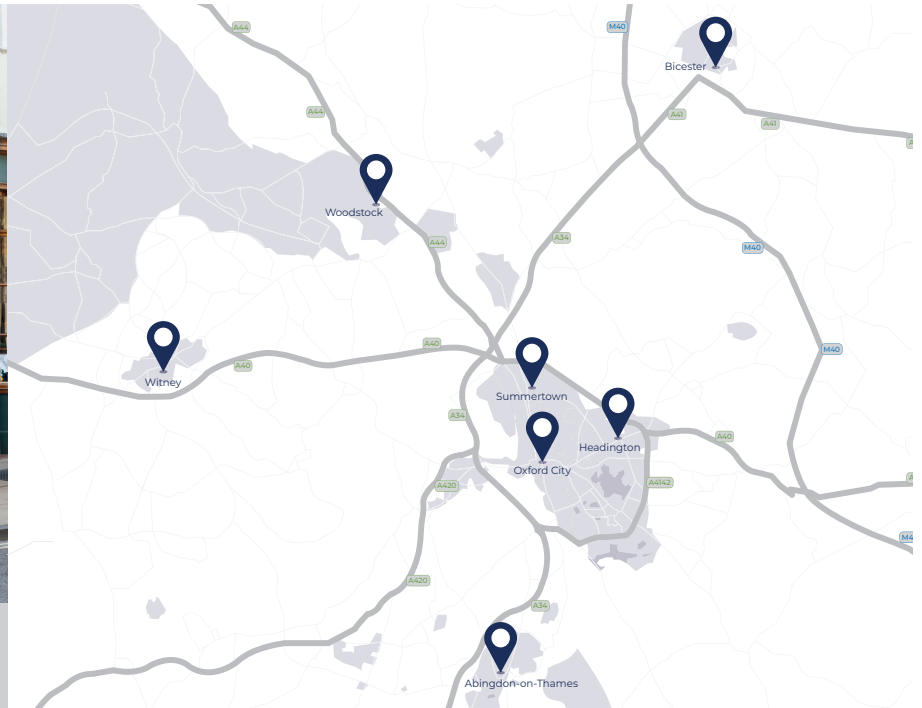
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