

7 VENNEIT CLOSE

ROGER DUDMAN WAY, OXFORD OX1 1HZ

7 Venneit Close

Roger Dudman Way, Oxford OX1 1HZ

A spacious two bedroom apartment in the heart of Oxford. Conveniently located with just a short walk to Oxford city centre, Oxford rail station and the delightful Port Meadow. The property is located on the ground floor of this very well looked after development and therefore benefits from French doors on to the communal gardens. The apartment comprises principal double bedroom with a shower room ensuite and built in storage, second bedroom, family bathroom. The living room is light and airy, the kitchen is part open to the living area which gives the room a lovely light and generous feel. The kitchen is well equipped and provides lots of cupboard and worktop space.

The property benefits from a boiler recently replaced in 2021 and with a guarantee until 2028. The development has an EV charging point on site available for residents on a pay per use basis. There is also an allocated parking space.

101 years remain lease. Service charge £1500 PA. Ground rent £125 PA.

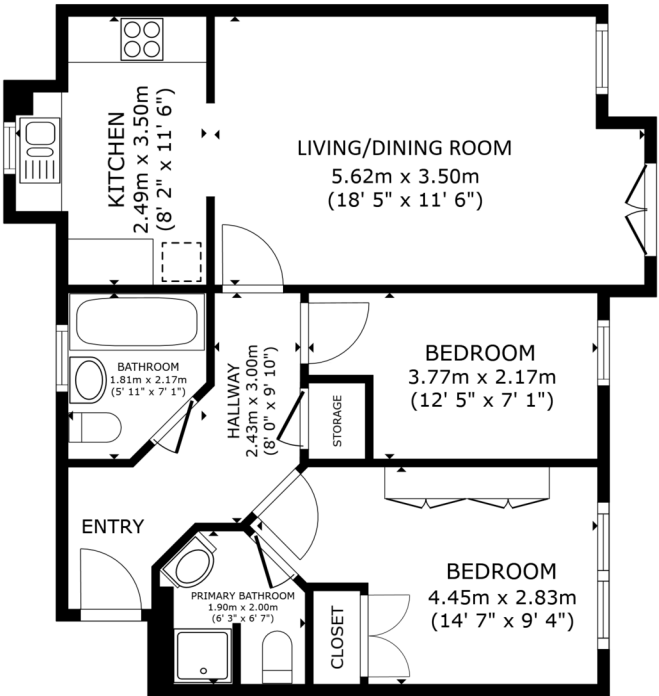
**2****1****2****Communal Gardens**

GUIDE PRICE

£350,000

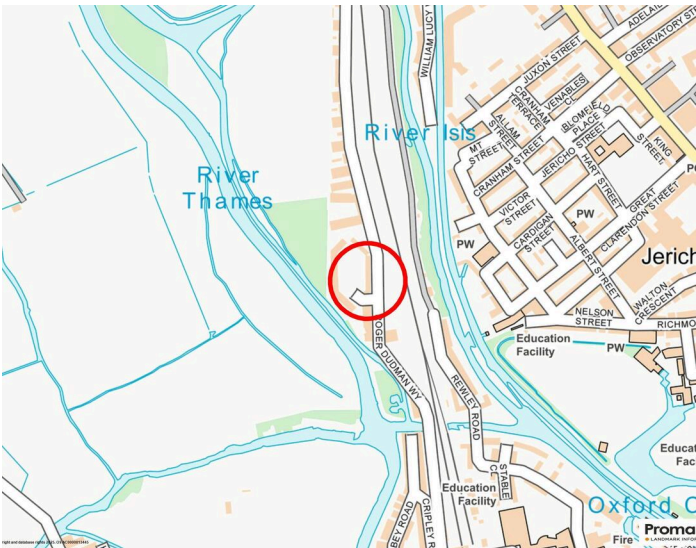
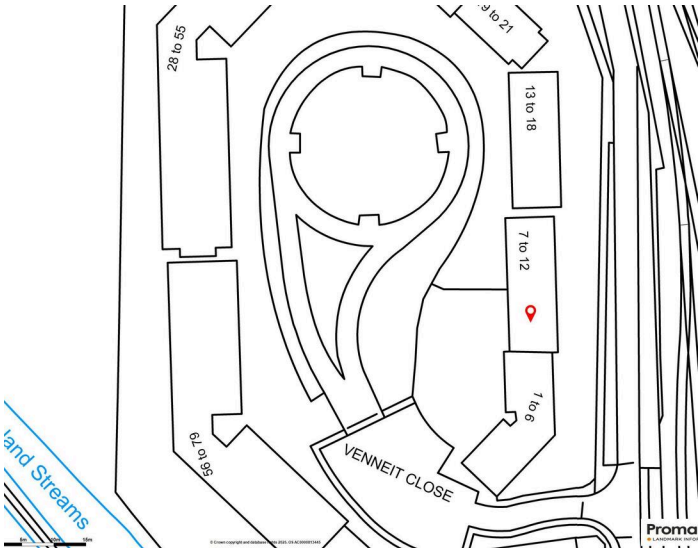






FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 61.3 m² (660 sq.ft.)
TOTAL : 61.3 m² (660 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D - £2554.37

Parking:
1 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	75	75
(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

Venneit Close is a modern development located in the heart of Oxford city centre. The train station is 5 minutes' walk away and you can walk to the Westgate shopping centre in 10 minutes.



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118 High Street
Oxford
OX1 4BX

t: 01865 244 735
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FROM LEFT:
Millie Carless, George Houlbrooke,
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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

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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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