

8 PARK VIEW

LAMARSH ROAD, OXFORD OX2 0FF

Breckon & Breckon
est. 1947

8 Park View

Lamarsh Road, Oxford OX2 0FF

A spacious three-bedroom duplex apartment with allocated parking and stunning views over the playing field to the rear. This top floor apartment comes to the market beautifully presented throughout and benefits from open plan living space, three double bedrooms, and a balcony overlooking King Georges Playing Field.

The entrance to the apartment is on the second floor of the building with the accommodation comprising of a spacious foyer, a double bedroom with ensuite bathroom, and an amazing open kitchen/diner/living space with a balcony boasting views of the neighbouring playing fields. Stairs leading up from the foyer take you up to two further spacious double bedrooms (both with rear views) and a family bathroom.

Approx. 114 years remain on lease, service charge is £2254.64 pa and ground rent £350pa.



Communal grounds

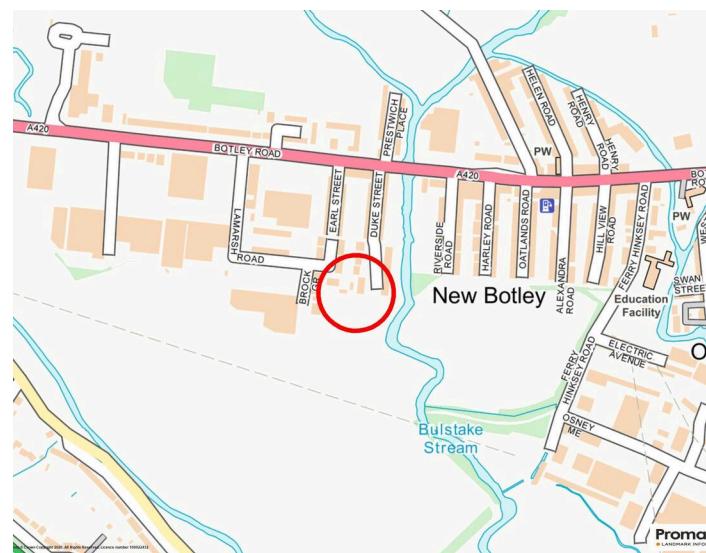
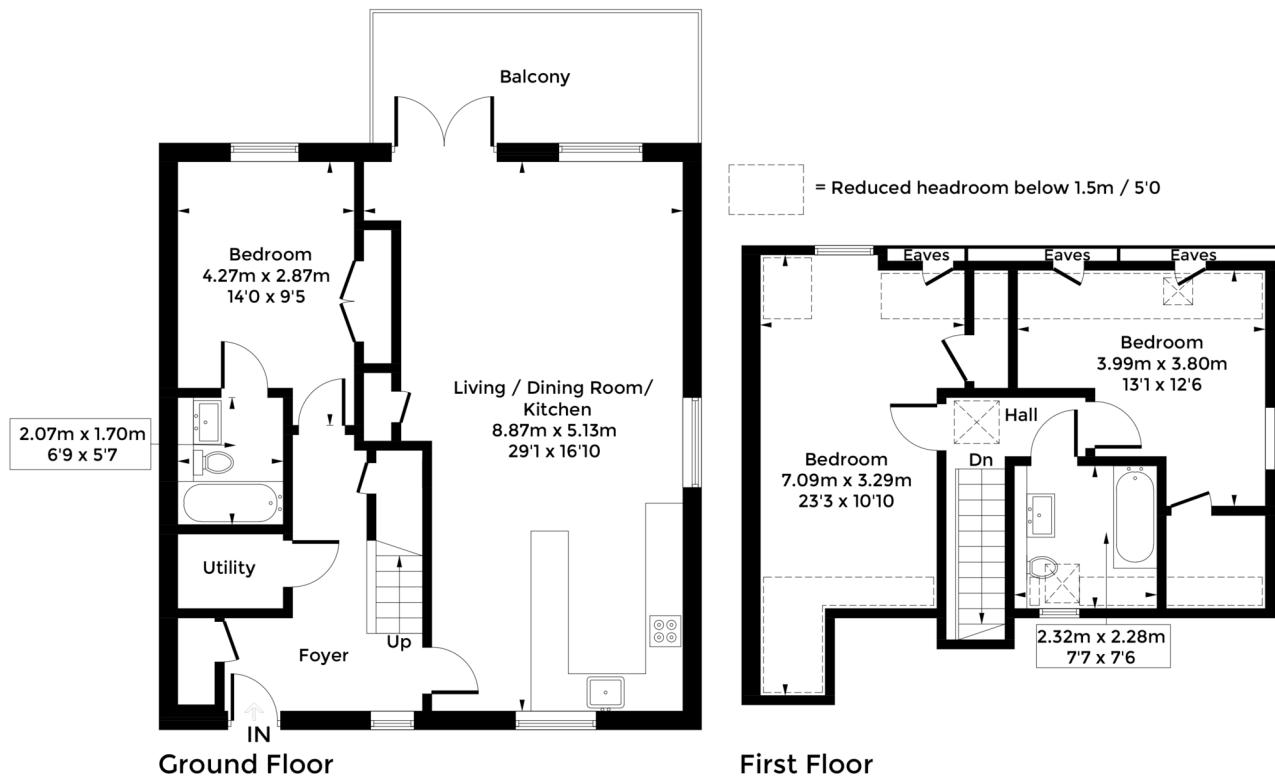
GUIDE PRICE

O.I.E.O: £550,000





Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft



Council Tax:
Band E - £3122.01

Parking:
Allocated space

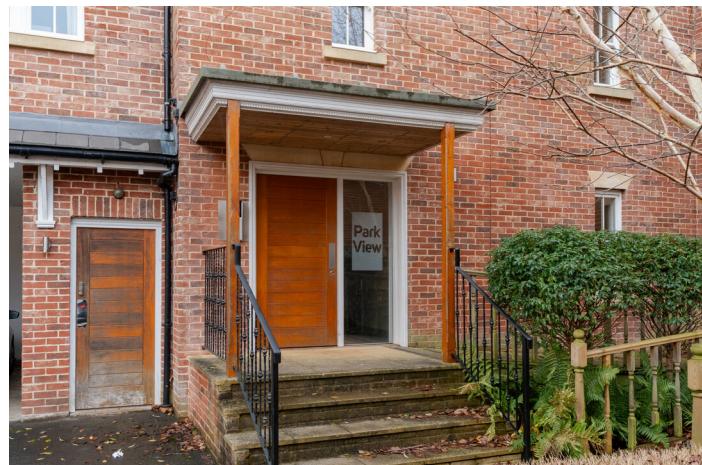
Local Authority:
Oxford City Council

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		EU Directive 2002/91/EC	

“

LOCATION COMMENT

Park View is a modern development located on Lamash Road on the west side of Oxford City. Built by locally renowned developer Oxford Homes Ltd, the development consists of 8 apartments and was completed in 2015. The property is within walking distance of Oxford station making it an ideal area for those needing east access into London. Park View is also well placed for access to three primary schools, the popular Matthew Arnold and Bartholomew Secondary Schools, together with an extensive cycle network and walking routes.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est. 1947



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

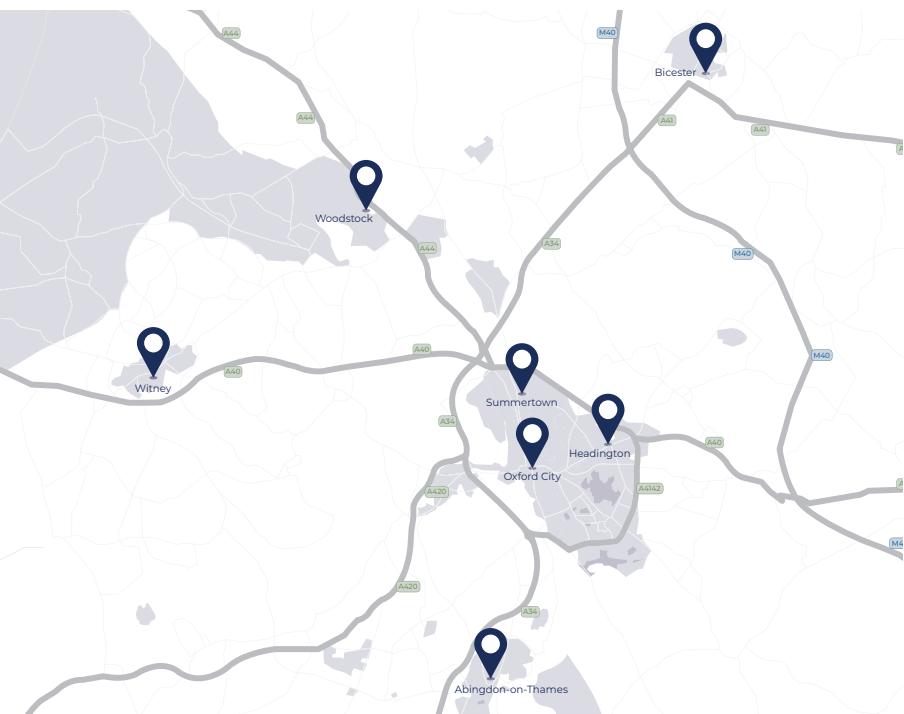
Sharing a single database of buyers ensures maximum exposure for our clients.

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



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.