

12 ST. GEORGES MANOR

MANDELBROTE DRIVE, LITTLEMORE, OXFORD OX4 4TN

Breckon & Breckon
est. 1947

12 St. Georges Manor

Mandelbrote Drive, Littlemore, Oxford OX4 4TN

A beautifully presented second floor floor apartment situated in 12 acres of stunning grounds at the highly desirable gated development of St Georges Park.

Located within the Grade II listed St. Georges Manor part of the development, this delightful property features an open plan living area and is available with no onward chain.

The apartment comprises two double bedrooms, a bathroom and an open plan living/kitchen area. There is also the added benefit of an allocated parking space along with a separate visitor parking area.



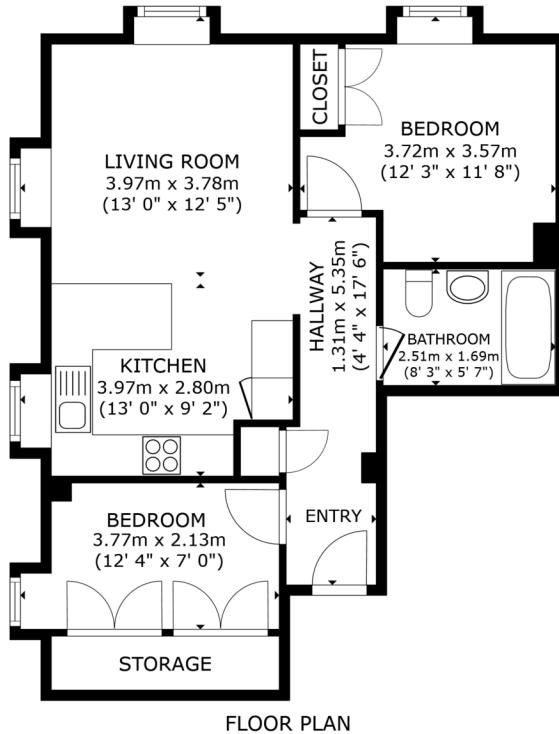
Communal Grounds

GUIDE PRICE

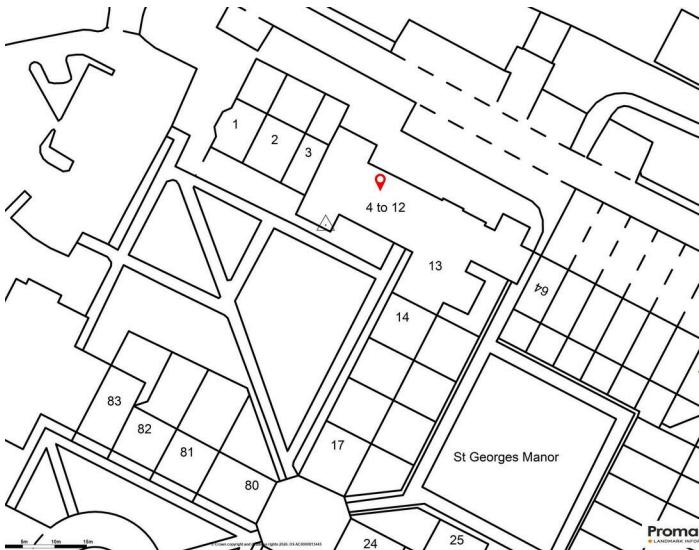
£350,000







GROSS INTERNAL AREA
FLOOR PLAN 57.4 m² (618 sq.ft.)
TOTAL : 57.4 m² (618 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D - £2578.32

Parking:
Allocated parking 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	54	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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LOCATION COMMENT

St. George's Manor is set in 12 acres of well-maintained grounds and was converted into residential accommodation in 1999. It is well placed for the Hospitals, Oxford Business and Science Parks and within easy reach of the ring road, the A34, A/M40 and rail links to London. Also, there is a Sainsburys within a half mile.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

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

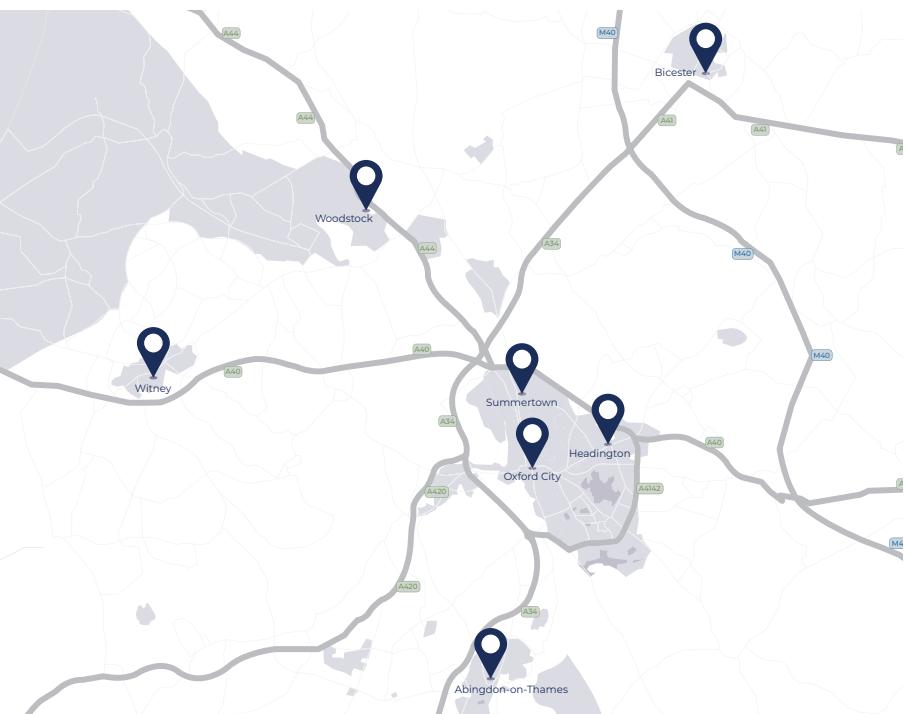
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