

12 ST. GEORGES MANOR

MANDELBROTE DRIVE, LITTLEMORE, OXFORD OX4 4TN

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Mandelbrote Drive, Littlemore, Oxford OX4 4TN

A beautifully presented second 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.



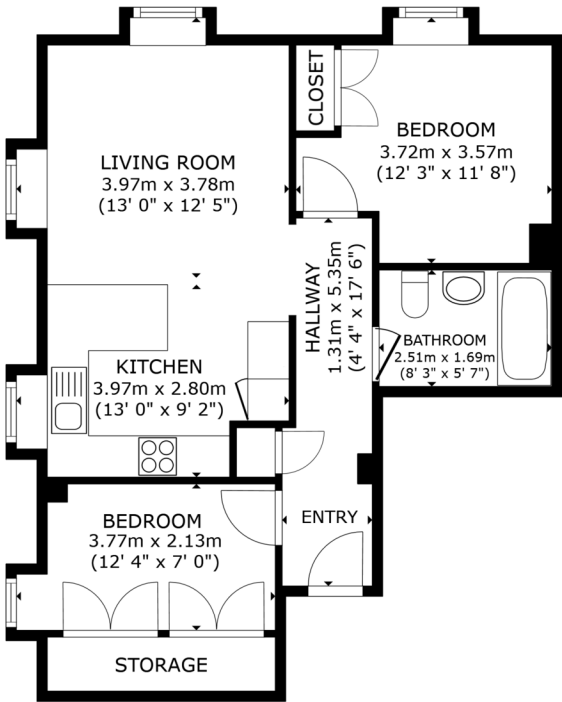
Communal Grounds

GUIDE PRICE

£350,000







FLOOR PLAN

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	

“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.



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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)
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t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

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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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