

# 6 ST. JAMES PLACE

17 BEAUCHAMP LANE, OXFORD, OX4 3BW

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A two-bedroom ground floor apartment with allocated parking and direct access onto the communal garden.

The property comes to the market with the benefit of having no onward chain. Built in 2008, St. James Place is a smart, well-maintained development of ten units surrounded by lovely communal gardens.

The accommodation comprises an entrance hall, a spacious open plan kitchen/ living area with double doors leading out to the communal gardens, a double bedroom with ensuite shower room and built in wardrobe, a second double bedroom with built in storage, and a bathroom.



2



1



2



Communal grounds

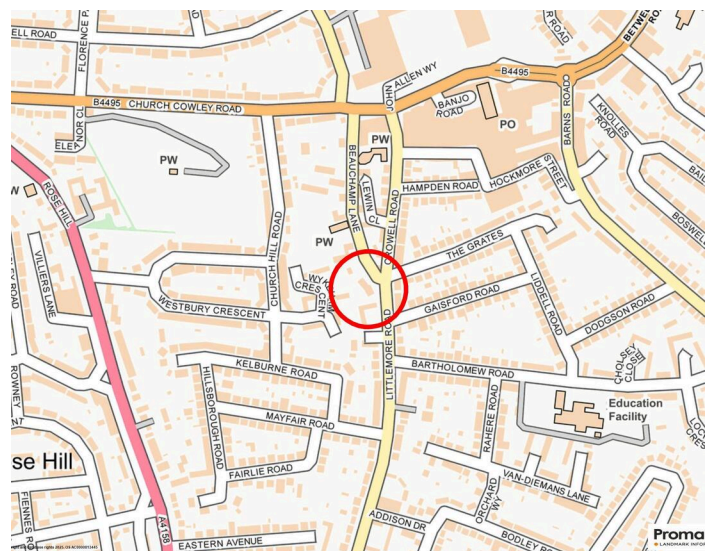
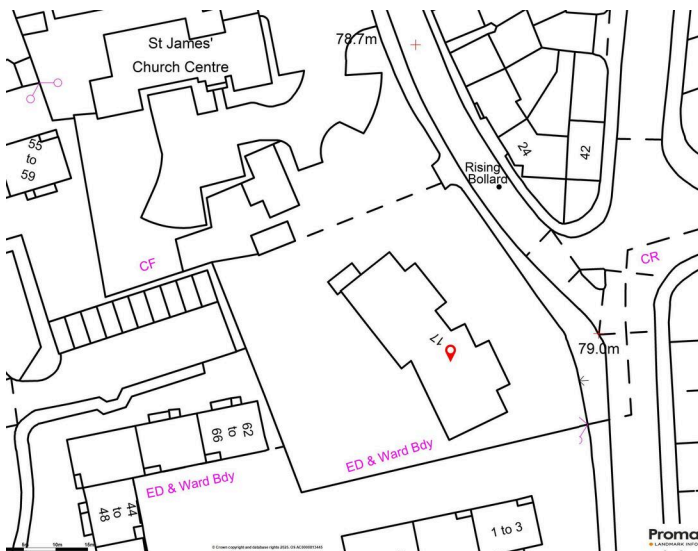
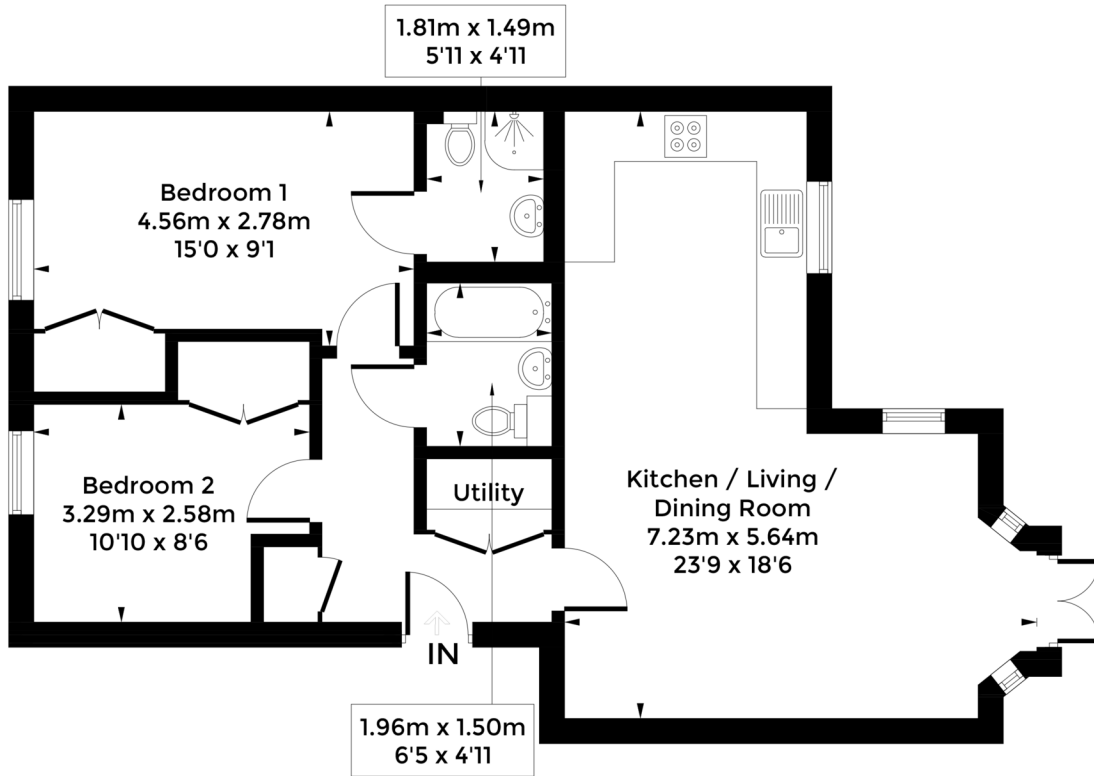
## GUIDE PRICE

**£350,000**





Approximate Gross Internal Area = 68.1 sq m / 733 sq ft



**Council Tax:**  
Band C - £2270.55

**Parking:**  
Allocated space + on-street available

**Local Authority:**  
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

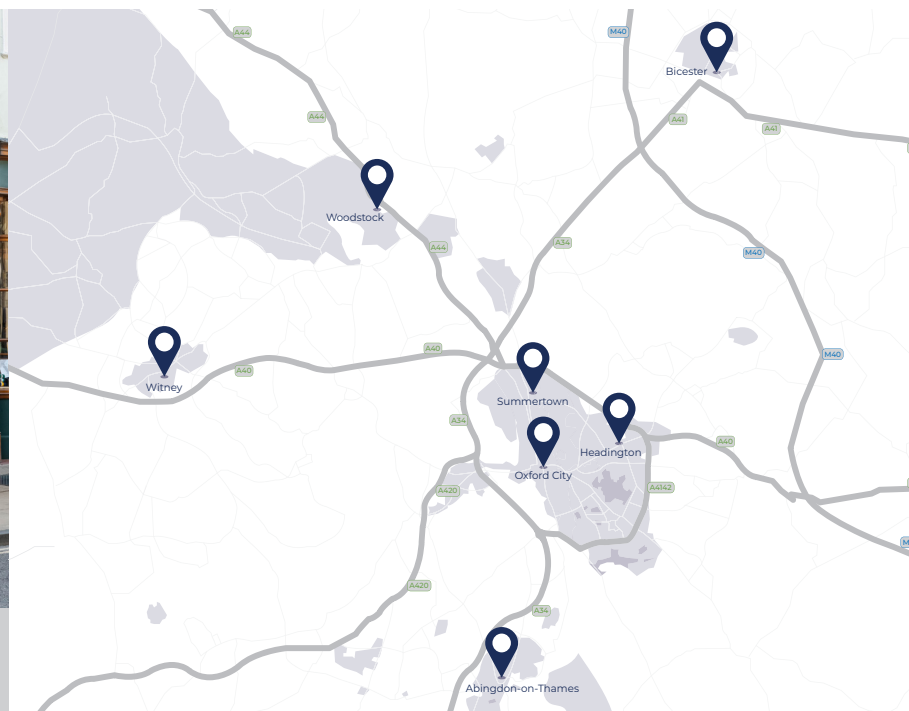
# LOCATION COMMENT

*Located next to Florence Park, the apartment is minutes from several supermarkets, as well as the local shops and amenities found within the Templar Square retail park. There are excellent public transport links to the centre of Oxford, as well as easy access to the A40/M40, A34 and the Oxford Business and Science Parks. Beauchamp Lane contains the surviving fragment of a small Oxfordshire village, now embedded within 20th century suburban Cowley. The conservation area is centred around the late 12th century church of St James, and also contains a former farmhouse and picturesque row of cottages*



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