

# FLAT 4 WYTHAM HOUSE

93 EYNHAM ROAD, BOTLEY, OXFORD OX2 9BY

# Flat 4 Wytham House

93 Eynsham Road, Botley, Oxford OX2 9BY

A wonderful first floor two-bedroom apartment in Botley with no onward chain. A light and airy apartment with two bedrooms, two bathrooms and a terrace in beautiful condition. The apartment is located on the first floor and is complemented by a large south-west facing terrace.

Upon entering there is an entrance hall with a handy cupboard for storage. Off the hallway is the kitchen / dining / living area, a spacious room with south facing windows and a brilliant social / entertaining space. The kitchen is well equipped with built in appliances and a peninsula island / breakfast bar. There are French doors on to the terraced balcony from here.

Further along the hall there is the primary bedroom with ensuite shower room. There is a further generous double bedroom and a family bathroom with shower over bath.



## GUIDE PRICE

**£365,000**

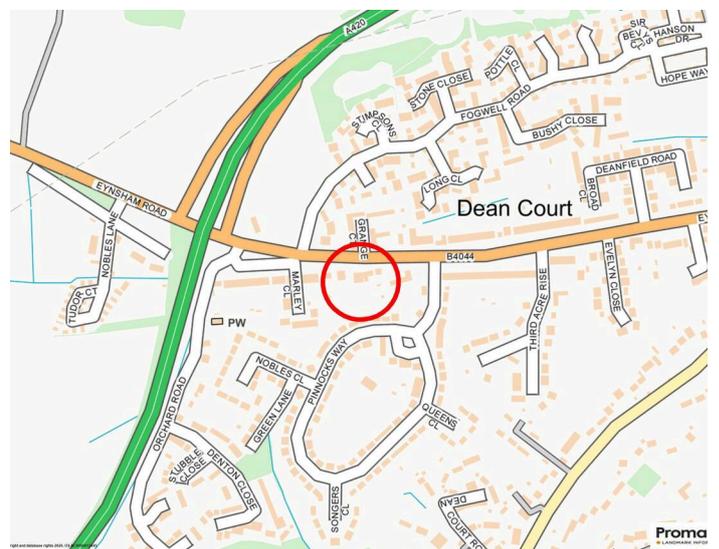
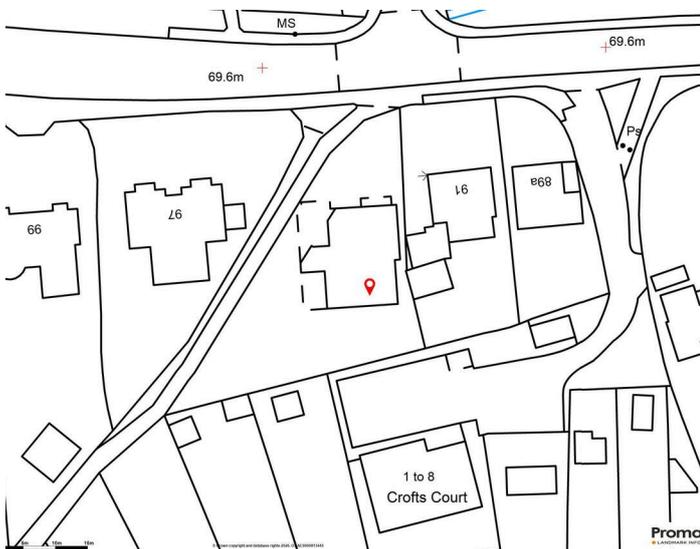
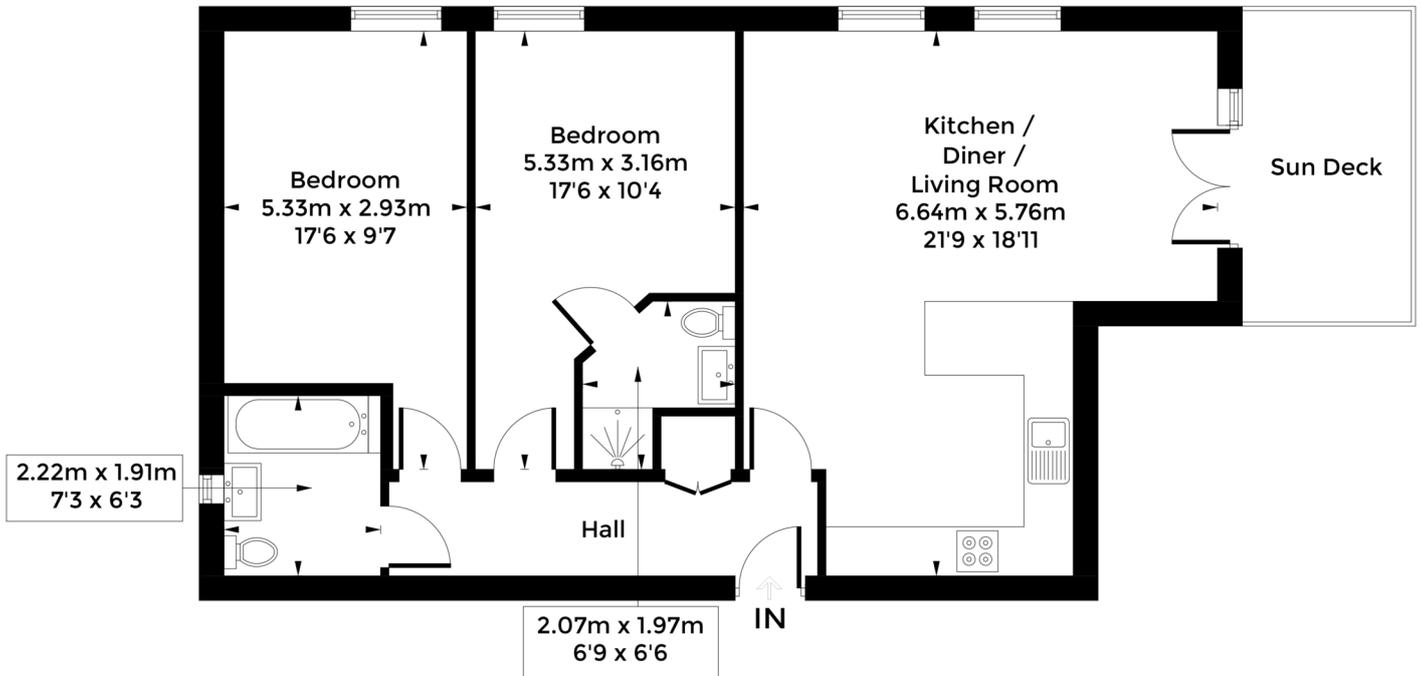


Communal Gardens





Approximate Gross Internal Area = 74.6 sq m / 803 sq ft



**Council Tax:**  
Band C - £2123.54

**Parking:**  
2 Allocated spaces

**Local Authority:**  
Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(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	

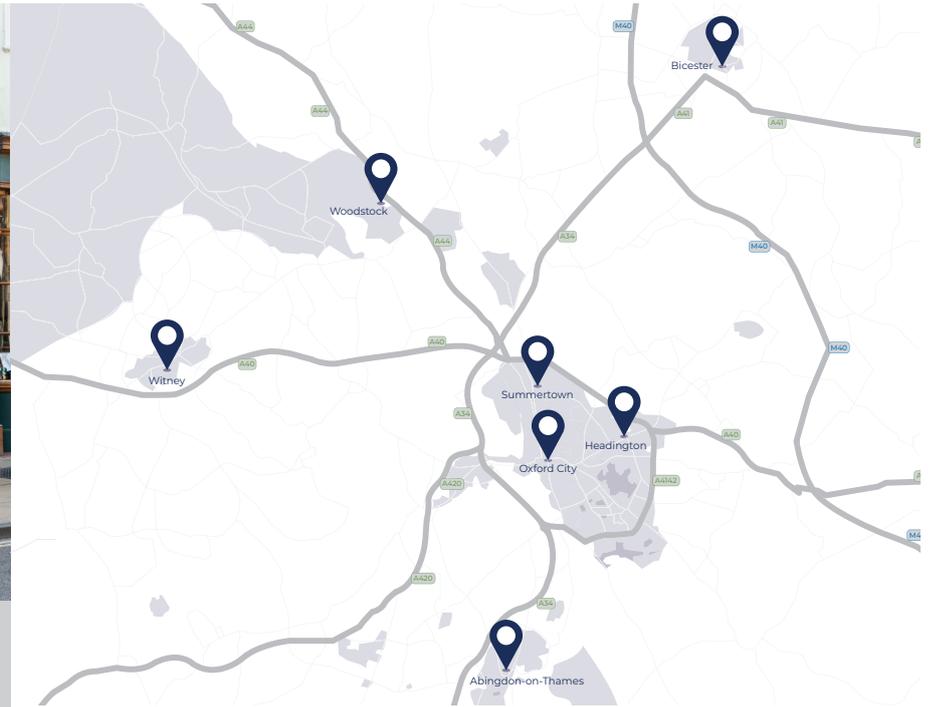
# LOCATION COMMENT

*Eynsham Road is located in Botley and is within a few minutes' walk of the various shops and local amenities. There are regular buses to the city centre and the area is ideal for easy access onto the A34 and A420.*



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