

70 MARSHAL HOUSE

WILLIAM MORRIS CLOSE, COWLEY, OXFORD OX4 2DE

70 Marshal House

William Morris Close, Cowley, Oxford OX4 2DE

A beautifully presented two bedroom ground-floor apartment offering modern, comfortable living, built in 2022 and set within a highly regarded residential development on the Cowley and Headington border. The location provides excellent access to the ring road, Oxford Business Park, and a wide range of local amenities.

The accommodation features an inviting entrance hall, two double bedrooms, one with en-suite bathroom, a main bathroom and a spacious open-plan kitchen, dining, and living area. The apartment further benefits from its own private terrace, perfect for enjoying outdoor space.

Ideally positioned for convenient transport links into Oxford city centre, the property is also just half a mile from Templars Square shopping centre. The vibrant Cowley Road is within easy reach, and the apartment is offered with one allocated parking space.

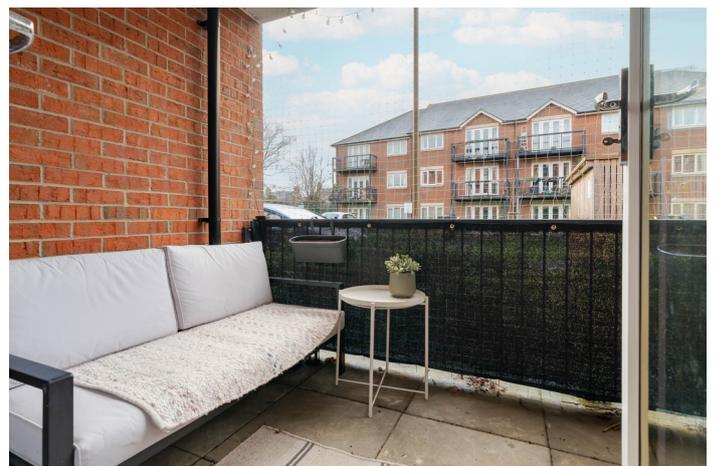
GUIDE PRICE

£340,000

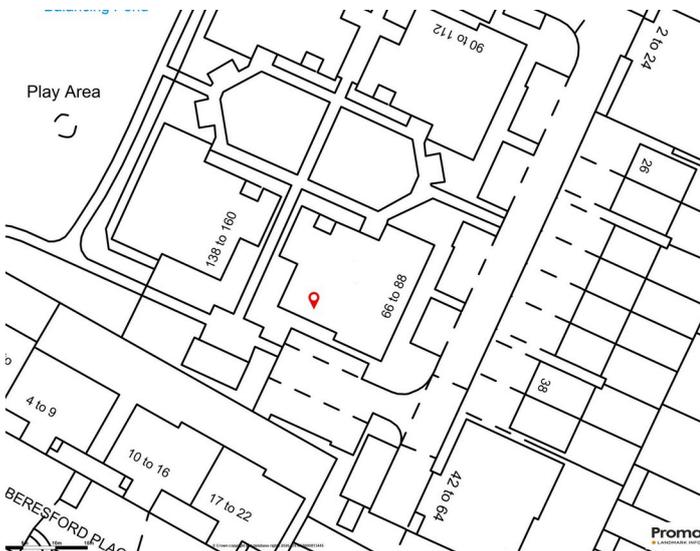
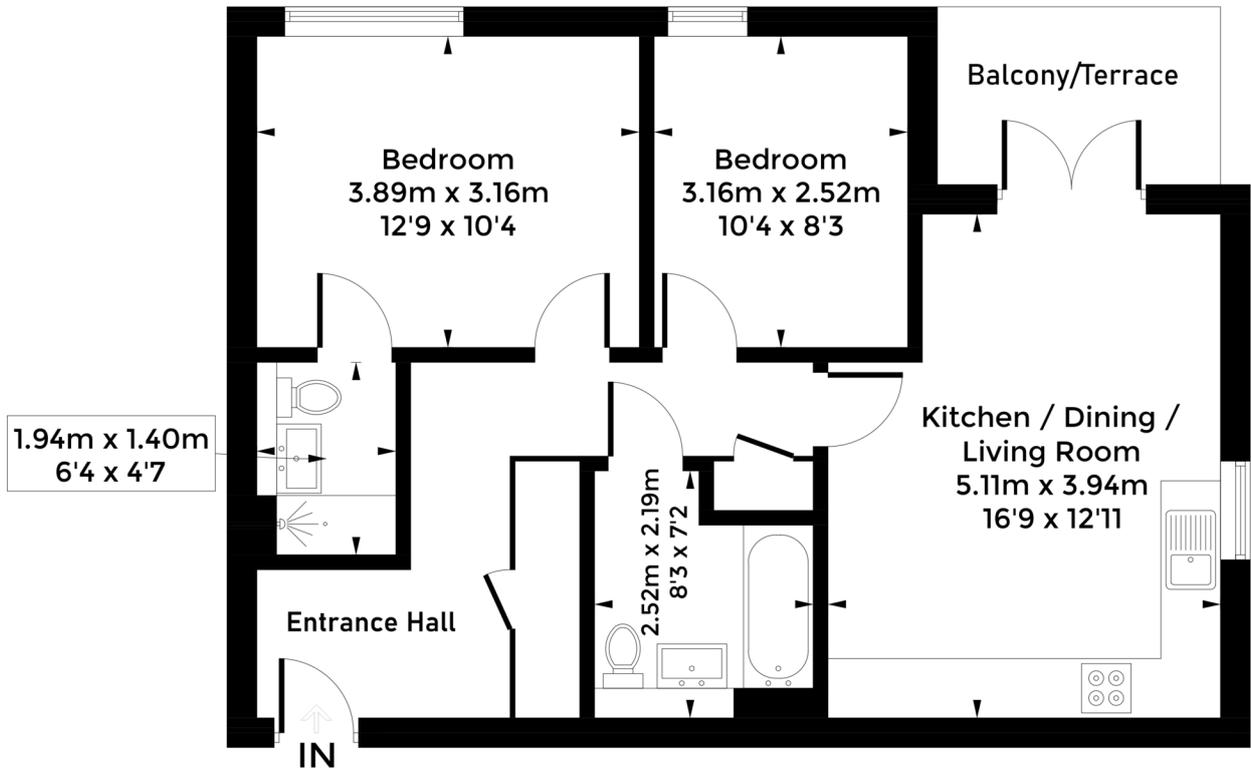


Communal grounds





Approximate Gross Internal Area = 61.6 sq m / 663 sq ft



Council Tax:

Band D - £2554.37

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	84	84
(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	

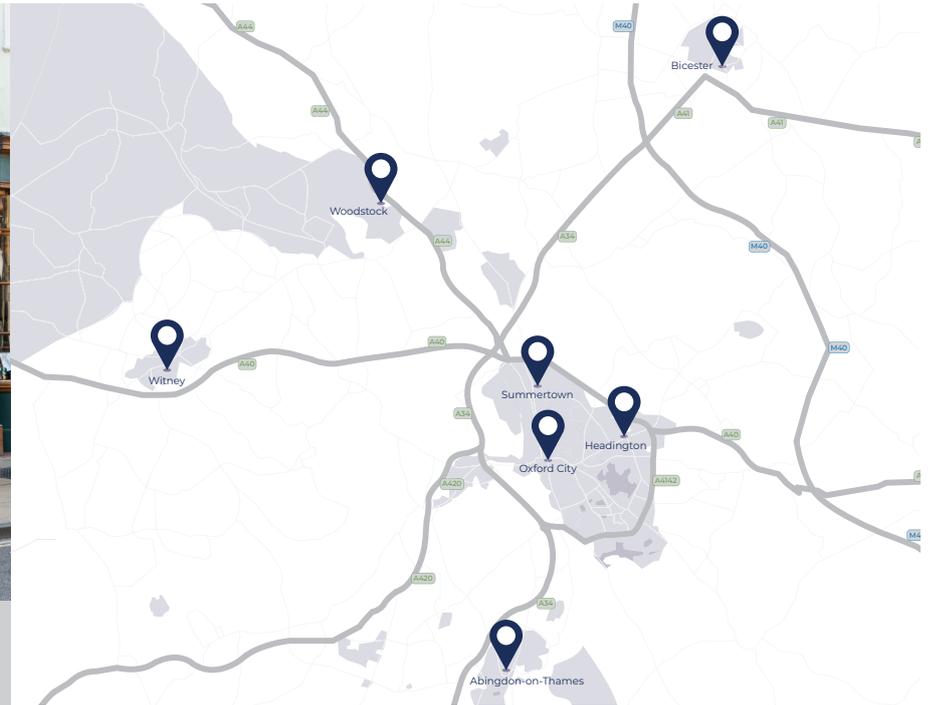
LOCATION COMMENT

William Morris close is within close proximity of local amenities, excellent public transport and less than a 10 minute cycle into Oxford City Centre, Oxford Business Park and the Churchill and Nuffield Hospitals.



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