

# 38 TRINITY COURT

4 BETWEEN TOWNS ROAD, OXFORD OX4 3PP

# 38 Trinity Court

4 Between Towns Road, Oxford OX4 3PP

A spacious one bedroom second floor apartment in a recently converted modern development.

The accommodation consists of a generous open-plan kitchen/living space complete with integrated appliances, a very bright and airy double bedroom with built-in wardrobe storage, the bathroom offers walk-in shower.

There is lift access and the building has secure video entry. There is ample visitor parking and the apartment is sold with a private parking space within this gated development.



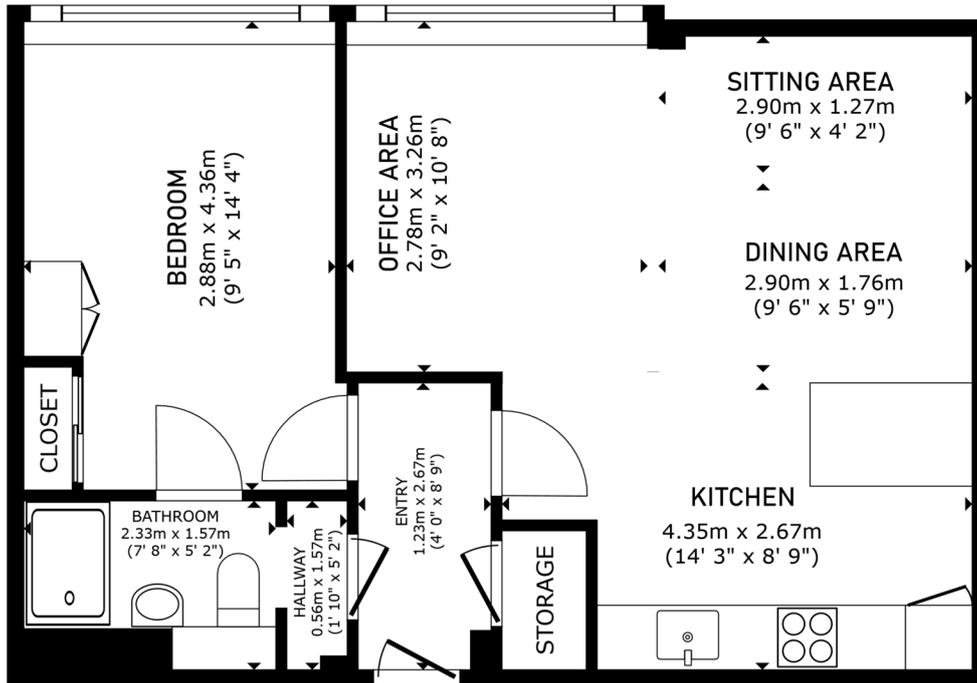
Communal grounds

## GUIDE PRICE

**£215,000**

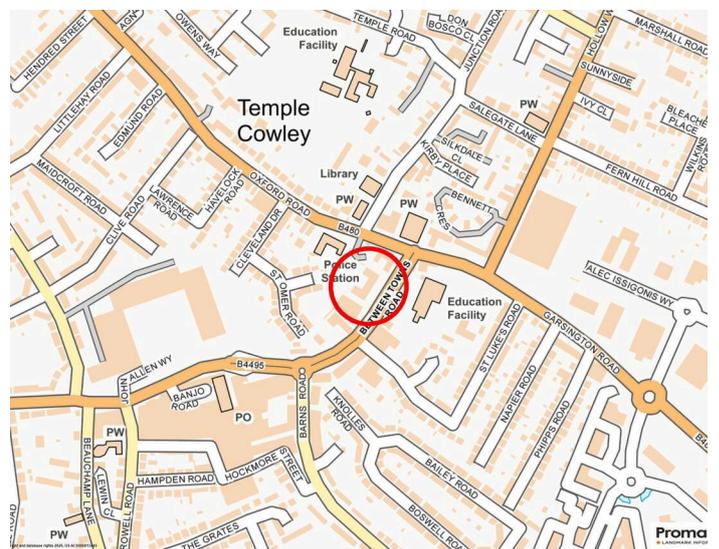
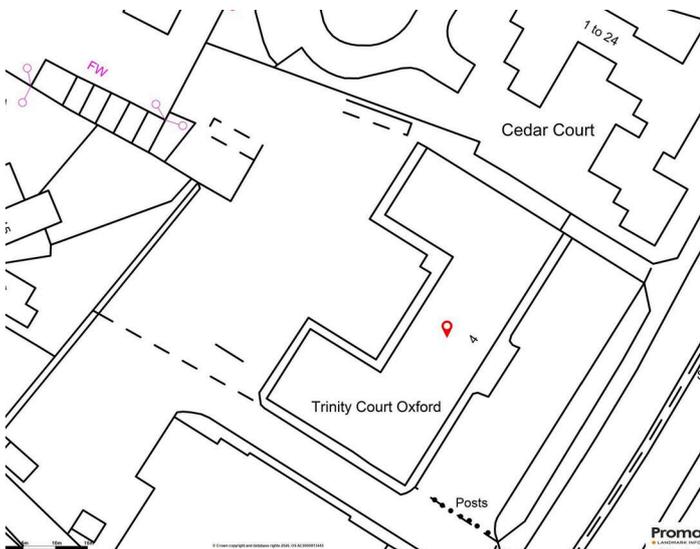






FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 52.4 m<sup>2</sup> (565 sq.ft.)  
TOTAL : 52.4 m<sup>2</sup> (565 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band B - £1986.73

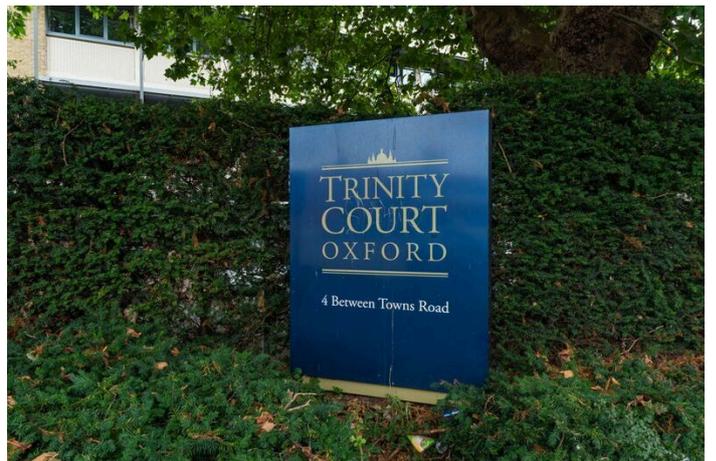
**Parking:**  
Allocated parking space

**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
(69-80)	<b>C</b>	74	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

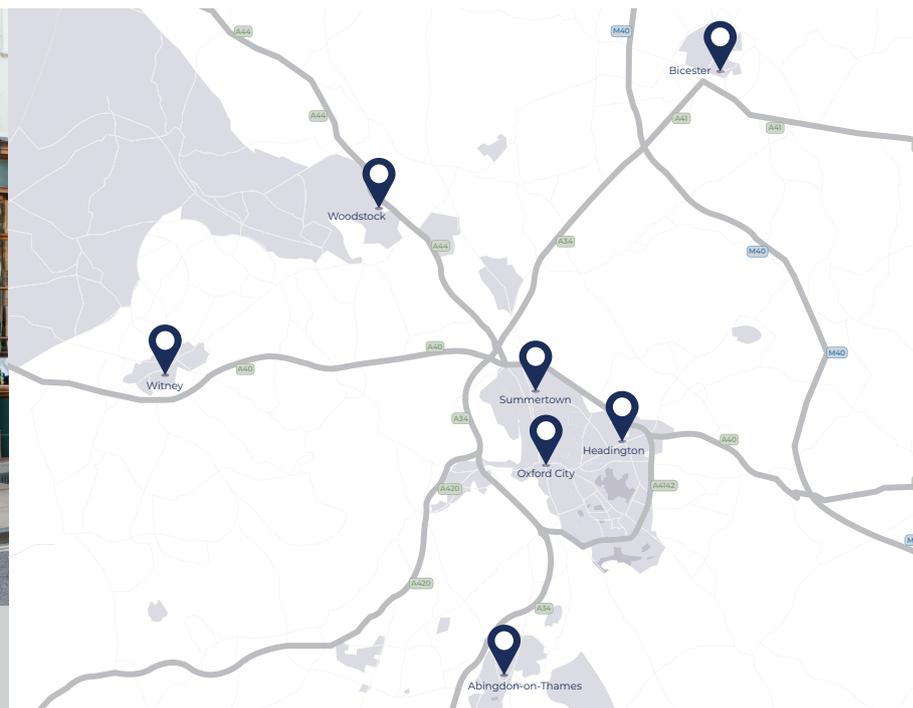
# “ LOCATION COMMENT

*Formerly the headquarters of the Potato Marketing Board and more recently home to publisher Macmillan Education, Trinity Court is well positioned for access to the Oxford Business Park, the ring road, the amenities of Templars Square Shopping Centre and BMW. There are regular buses to Headington Hospitals and into the City Centre.*



# OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

**Breckon & Breckon**  
est. 1947



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

Sharing a single database of buyers ensures maximum exposure for our clients.

## Oxford City Centre

118 High Street  
Oxford  
OX1 4BX

t: 01865 244 735  
e: post@breckon.co.uk

## 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)  
e: abingdon@breckon.co.uk

## Witney

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

## Woodstock

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



FROM LEFT:  
Millie Carless, George Houlbrooke,  
Eoin Kehoe



breckon.co.uk

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.