

# 6 GRANDPONT PLACE

LONGFORD CLOSE, GRANDPONT, OXFORD OX1 4NH

# 6 Grandpont Place

Longford Close, Grandpont, Oxford OX1 4NH

A top floor two-bedroom apartment with the benefit of no onward chain in a gated development.

The property comprises of a spacious living area with a well-equipped kitchen and dining area onto a Juliet balcony.

There are two double bedrooms with built in wardrobes and a family bathroom.

The property comes with access to the communal grounds, allocated parking space, visitor parking spaces available and secure bike storage.



Communal Garden

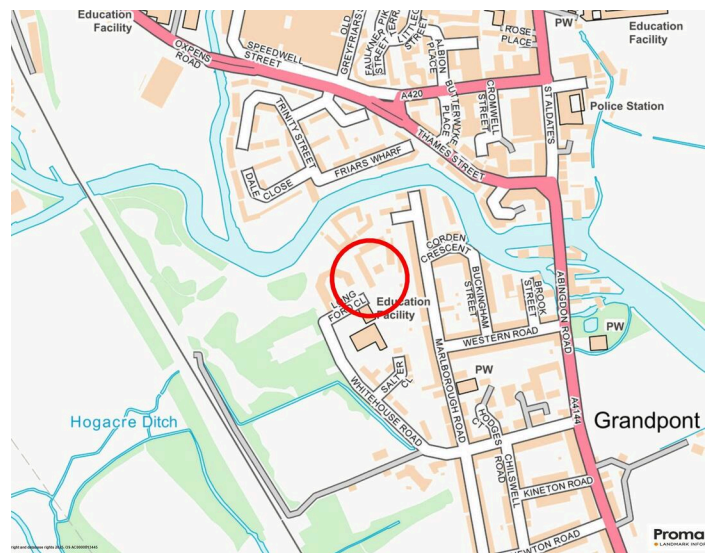
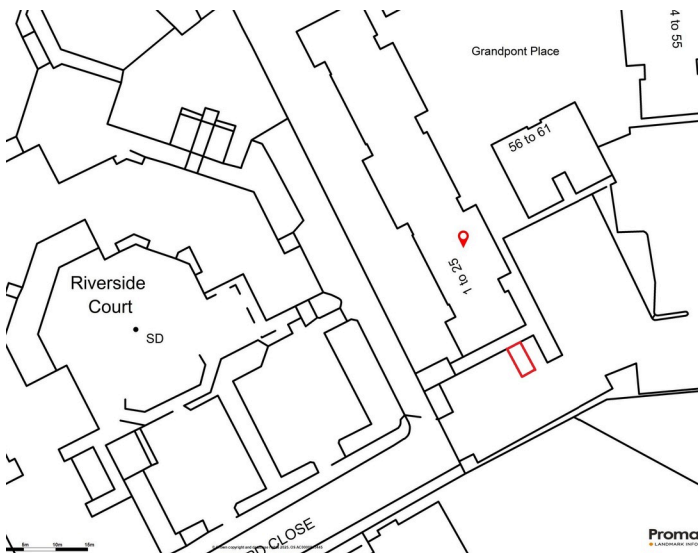
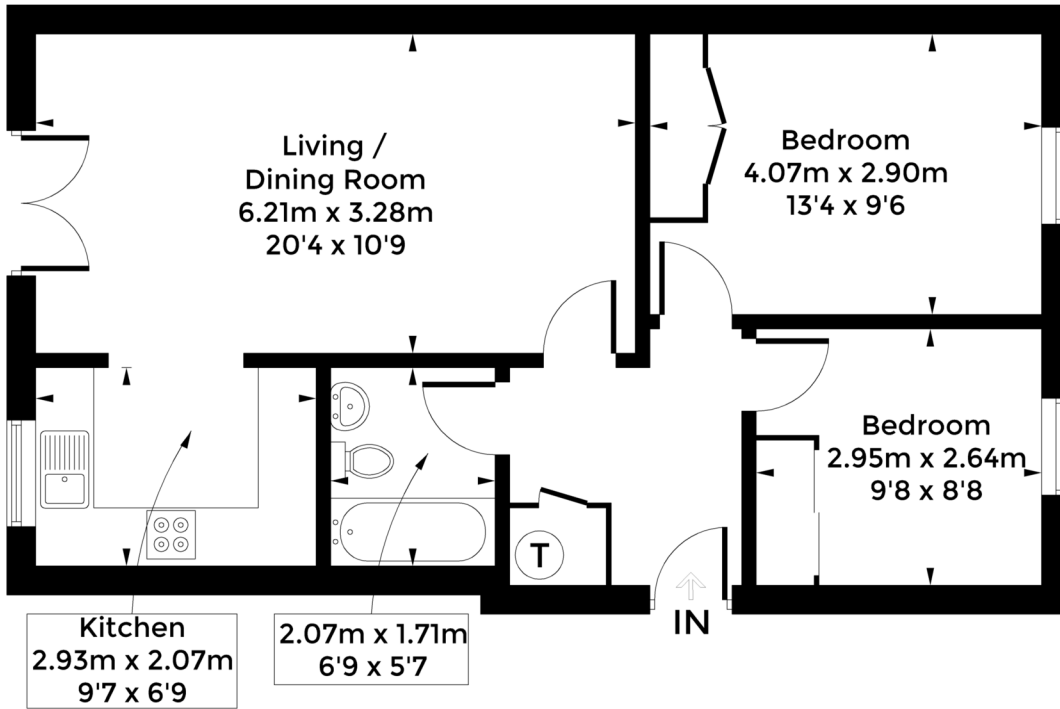
## GUIDE PRICE

O.I.E.O: £350,000





Approximate Gross Internal Area = 58.6 sq m / 631 sq ft



**Council Tax:**  
Band D - £2554.37

**Parking:**  
Allocated space & visitor parking

**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>		
(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			
<b>England, Scotland &amp; Wales</b>		71	78

# LOCATION COMMENT

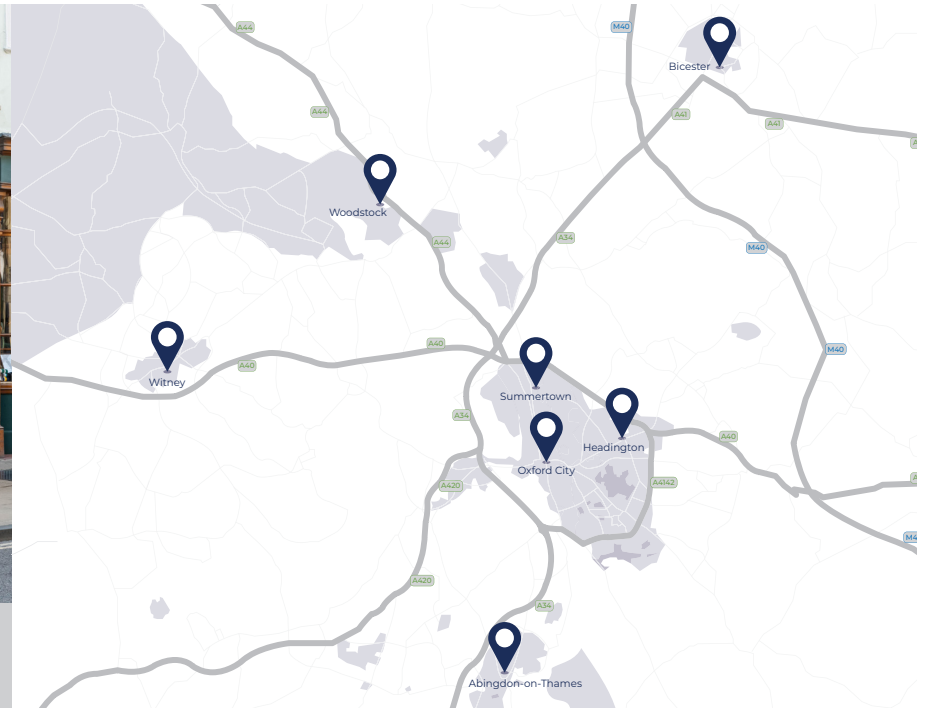
*Located off White House Road just 10 minutes from the city centre, the property has great access to river walks and Christ Church Meadow.*

*There is also a park, nursery, and school within 5-minute walk of the development.*



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**Breckon & Breckon**  
est. 1947



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