

# EGROVE CLOSE

SOUTH OXFORD OX1 4XU

# Egrove Close

South Oxford OX1 4XU

A spacious two bedroom apartment situated on the first floor, featuring a private balcony with views across well kept communal grounds.



The accommodation includes an entrance hall, a fitted kitchen, and a bright living/dining room opening onto the south-east facing balcony.

There is a spacious master bedroom, a second double bedroom, and a bathroom. The property also benefits from allocated parking for one car.



Egrove Close is a peaceful residential street with beautifully maintained communal gardens to the rear of the development and Weirs Mill Stream is just a few minutes' walk away and also provides access to Iffley Meadows.



## GUIDE PRICE

**OIEO £300,000**

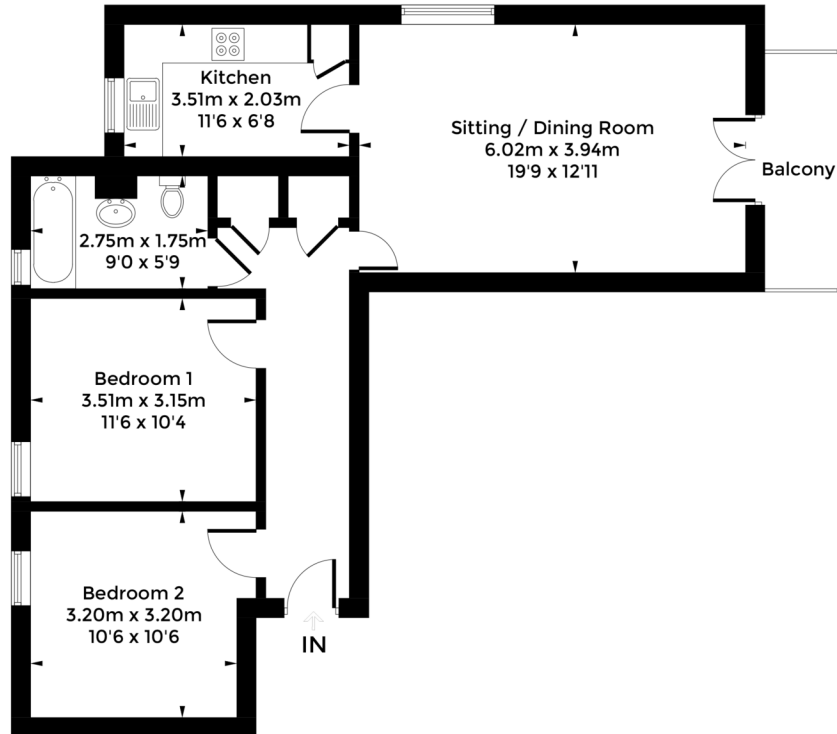


Communal gardens

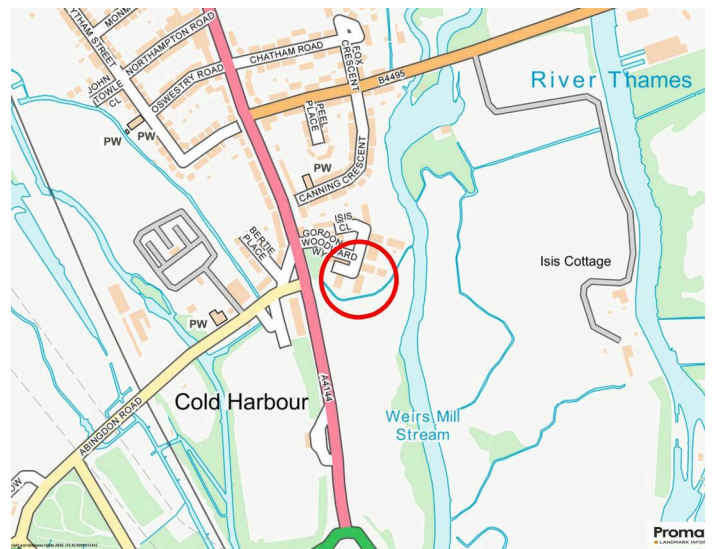
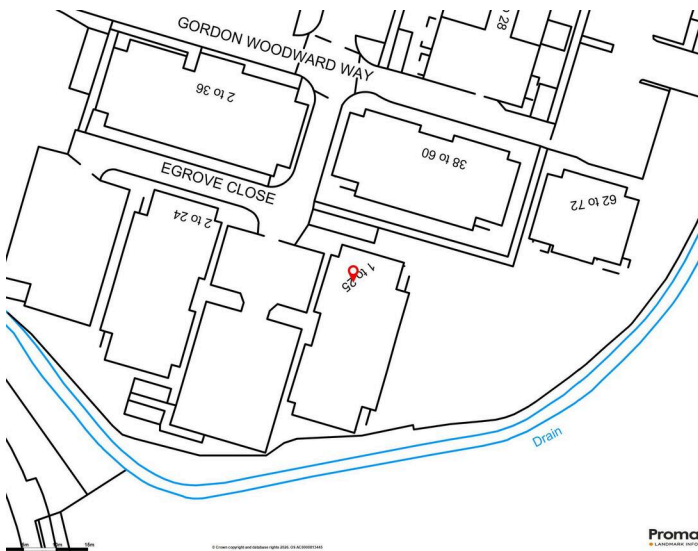




Approximate Gross Internal Area = 70.9 sq m / 764 sq ft



First Floor



**Council Tax:**  
Band D - £2675.54

**Parking:**  
Allocated 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>	79	84
(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	

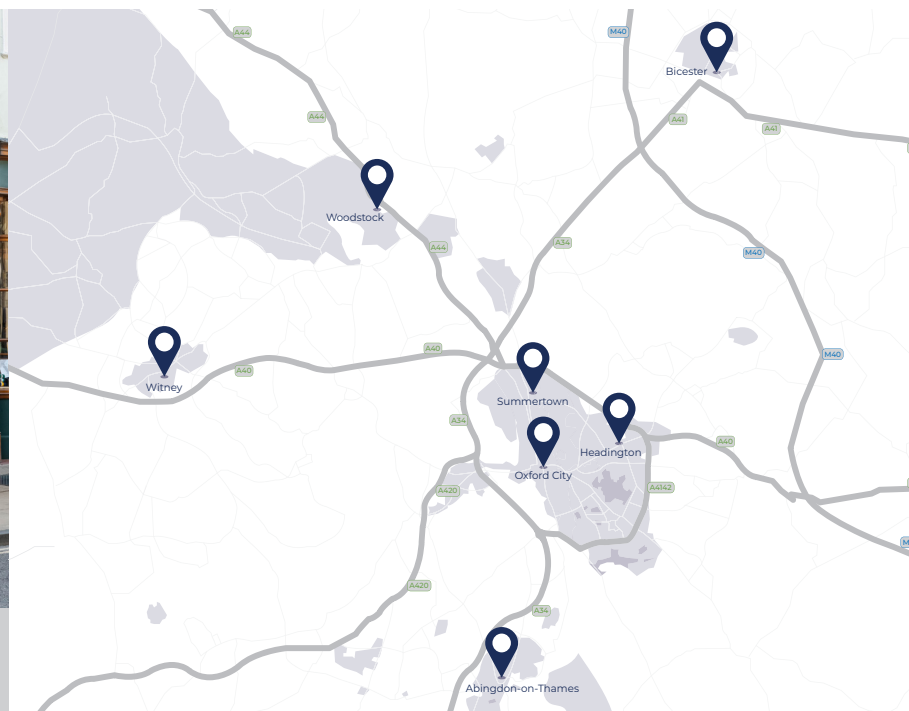
# LOCATION COMMENT

*The location offers excellent public transport links and easy access to the Oxford Ring Road. The area provides a range of local amenities, including a GP, pharmacy and Tesco Express within walking distance, a highly regarded nursery and primary schools, and a scenic Thames towpath walk leading directly into the city. Bertie Park is close by, with Hinksey Park also within easy walking distance.*



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