

49 THE MANOR HOUSE

BENNETT CRESCENT, COWLEY, OXFORD OX1 1AY

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A beautifully presented two bedroom apartment located on the first floor of this popular gated development in the Cowley area of Oxford.

The property has been extensively renovated in recent years by the current owners and is available with no onward chain.

The accommodation comprises an entrance hall, a generous open plan kitchen/living space with south facing windows, two en-suite double bedrooms, and a WC.

There is allocated parking for one car as well as visitor parking.

GUIDE PRICE

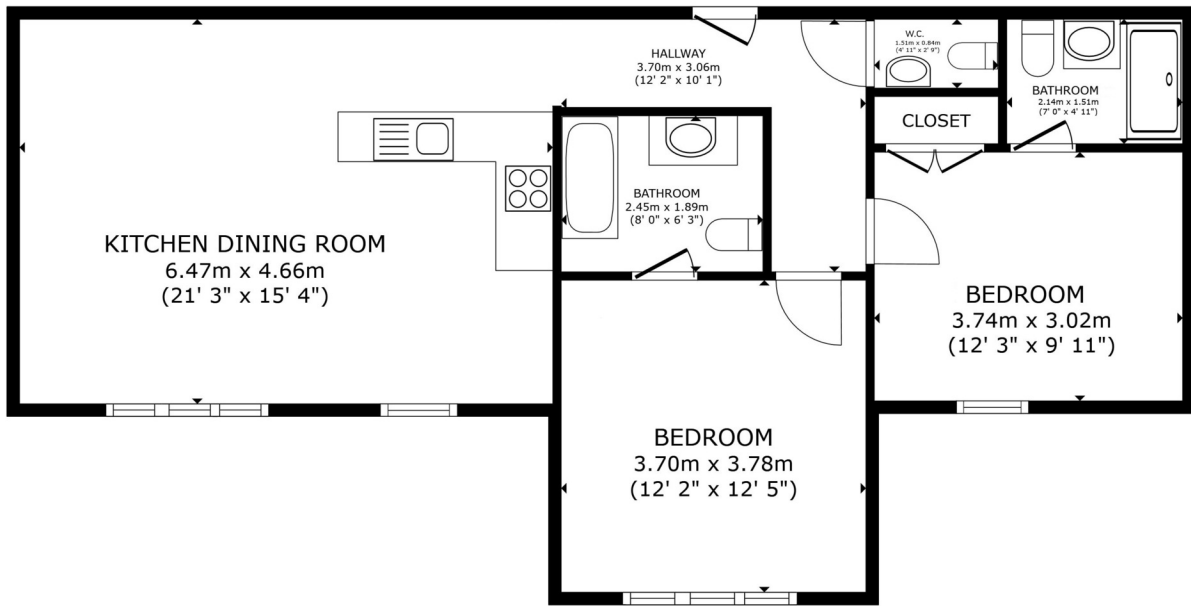
£335,000



Communal area

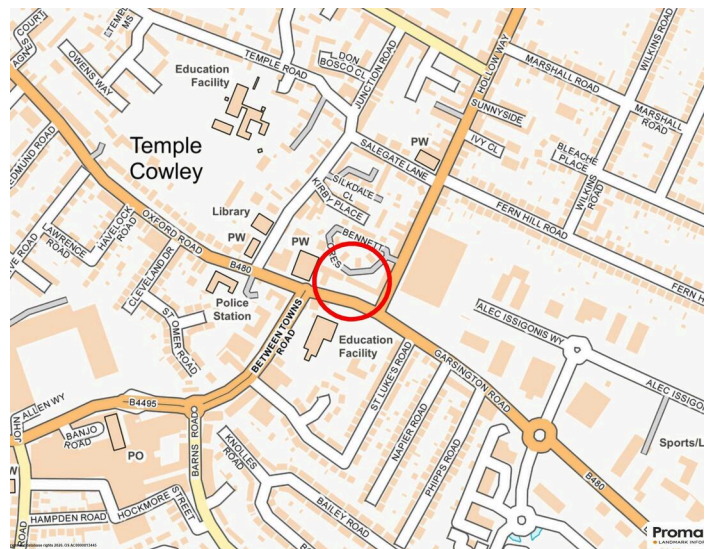
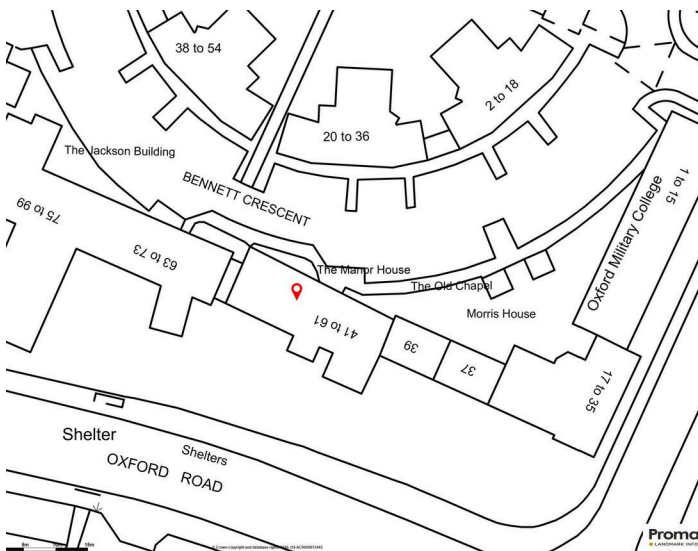






FLOOR PLAN


GROSS INTERNAL AREA
FLOOR PLAN 74.1 m² (797 sq.ft.)
TOTAL : 74.1 m² (797 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D - £3270.10

Parking:
Allocated space

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(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

The Manor House is located within the well kept grounds of Bennett Crescent. There are a rang of local amenities within walking distance at the nearby Templars Shopping Park and there are easy, direct transport links by car, bicycle and bus to central Oxford/railway station, the Cowley Road, Headington hospitals, and the Business and Science parks.



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