

**FLAT 3**

**19 EYNESHAM ROAD**

BOTLEY, OXFORD OX2 9BS

# Flat 3 19 Eynsham Road

Botley, Oxford OX2 9BS

A modern, well presented, two-bedroom apartment, built in 2016 and positioned less than two miles from Oxford City Centre.

Set on the first floor, the property offers two double bedrooms, including a master bedroom with an ensuite shower room, a modern family bathroom, and excellent built-in storage. The open-plan kitchen, living and dining space is bright and inviting, with a well-equipped kitchen and natural light throughout.

The property benefits from a ground floor storage cupboard and allocated parking.

To the rear of the development is a communal garden and bike storage.



## GUIDE PRICE

**£335,000**

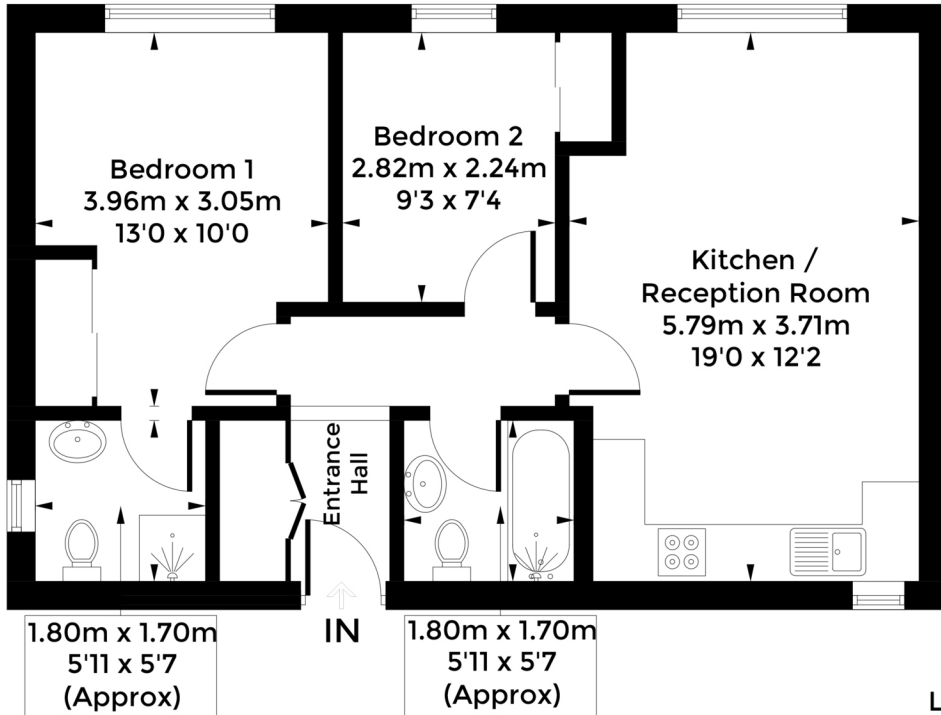


Communal Grounds

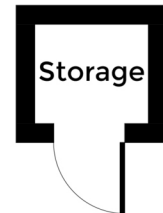




Approximate Gross Internal Area = 54.0 sq m / 579 sq ft  
 Outbuilding = 1.3 sq m / 14 sq ft  
 Total = 55.0 sq m / 593 sq ft

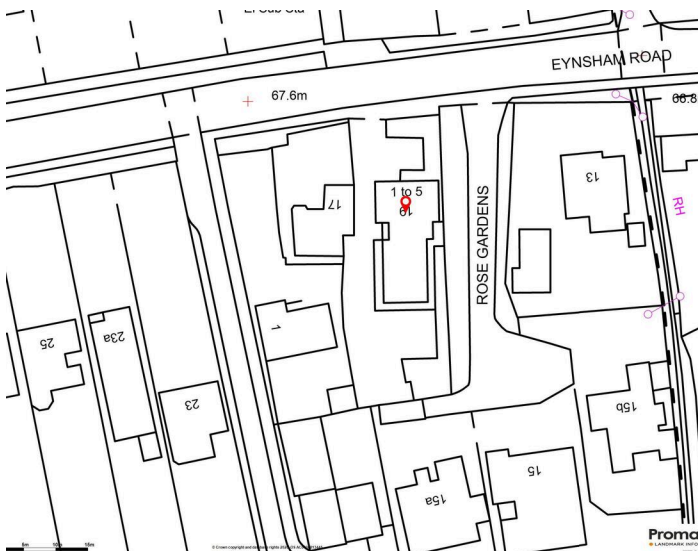


**First Floor**



(Not Shown In Actual Location / Orientation)

**Outbuilding**



**Council Tax:**  
 Band C - £2227.39

**Parking:**  
 Allocated space

**Local Authority:**  
 Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

# LOCATION COMMENT

*The property is within a few minutes' walk of the newly redeveloped West Way Shopping precinct which includes a range of shops, restaurants, and cafes. It is also an ideal location for getting into Oxford City Centre by bus or by the new cycleways. Oxford Railway Station is just over one mile from the development.*



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