

# 6 ANGEVINS HOUSE

LOWER FISHER ROW, OXFORD OX1 1JZ

# 6 Angevins House

Lower Fisher Row, Oxford OX1 1JZ

A two-bedroom apartment in central Oxford available with no onward chain.

This property is wonderfully located, overlooking The Castle Mill Stream and just a short 3-minute walk to the Westgate shopping centre.

The property comprises, entrance hall, open plan kitchen/dining/living area, two double bedrooms and two bathrooms. The property is in fair order throughout but would benefit from modernisation. There is 111 years remaining on the lease and service charge is £2216 per annum.

The property benefits from a secure communal garden with a patio area overlooking the stream. The Oxford Rail Station is less than 5 minutes' walk away and this property is located off any road accessed via path only.

## GUIDE PRICE

**£400,000**



2



1



2

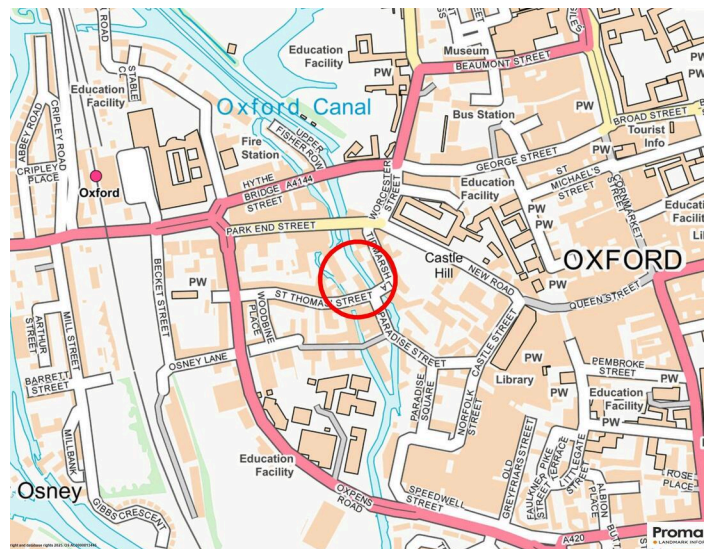
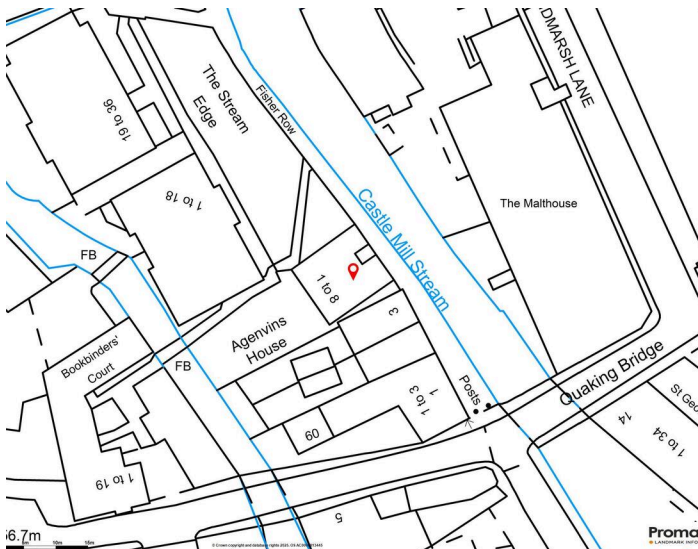
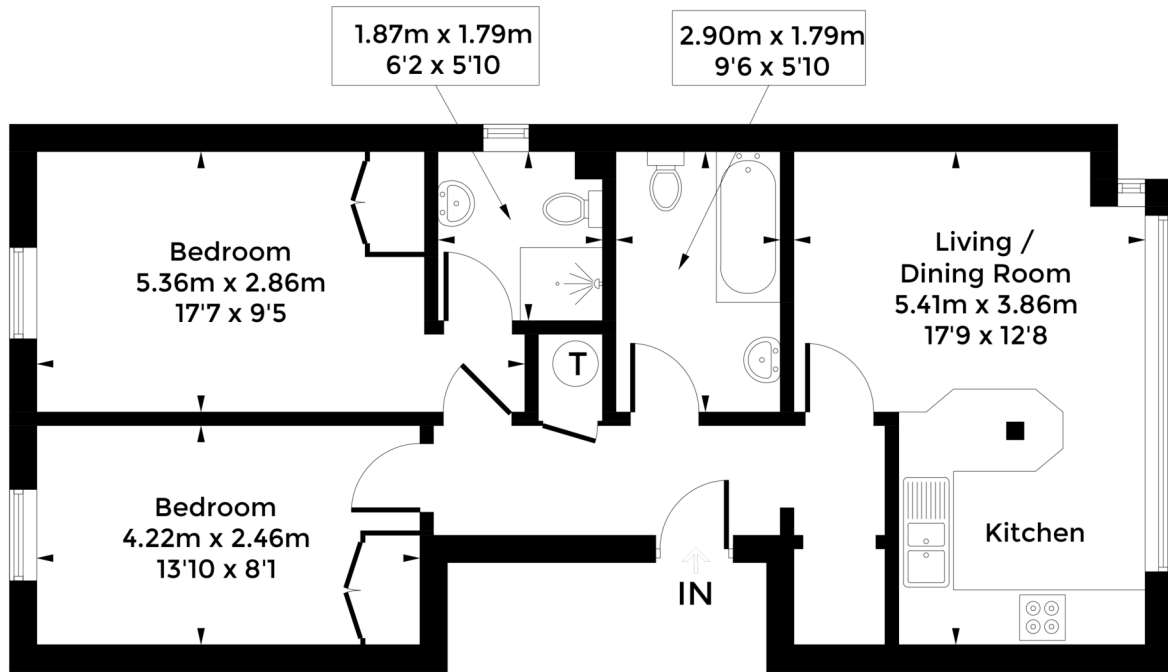


Communal Garden






Approximate Gross Internal Area = 60.4 sq m / 650 sq ft



**Council Tax:**  
Band B - £2080.98

**Parking:**  
N/A

**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> | 76                         | 76  |
| (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<br>2002/91/EC |  |

# “ LOCATION COMMENT

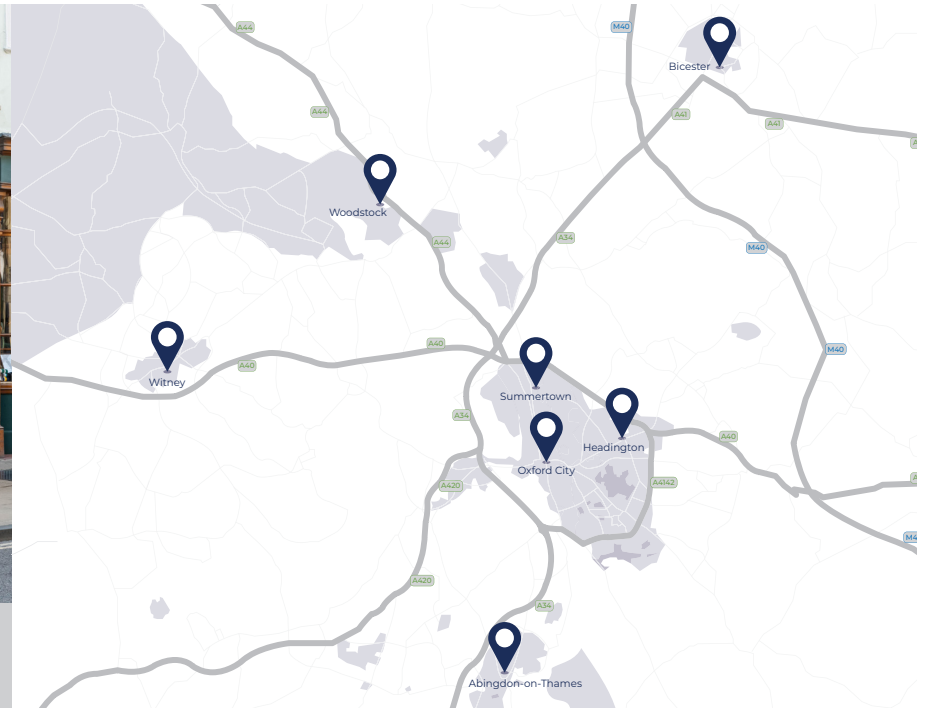
*Situated in the heart of the City is this exclusive development comprising 8 individual luxury apartments from smart studio's with outside space, to two bedroom - two bathroom units.*

*Angevins House is ideally located for those wanting access to the City Centre with all the amenities on the doorstep, in addition to the Said business School, and rail station.*



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