

FLAT 3 QUEENS COURT

36 KELBURNE ROAD, OXFORD OX4 3SH

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A beautifully presented ground-floor two-bedroom apartment, recently refurbished to a high standard, offering stylish and comfortable living in a convenient Oxford location. Sold with no onward chain.

This impressive flat features a spacious living room and a modern fitted kitchen, upgraded in recent years with contemporary units and finishes. The property benefits from two well-proportioned bedrooms, including a generous primary bedroom with ensuite and a second bedroom with direct access to a private courtyard garden—perfect for outdoor dining or quiet enjoyment.

There are two bathrooms, both tastefully updated as part of the refurbishment, which provide a fresh, modern feel throughout. The layout is practical and well-designed. Externally, the property enjoys the rare advantage of a private courtyard garden to the rear, as well as one allocated parking space. Residents also benefit from communal covered bike storage, a particularly valuable feature for Oxford living.

GUIDE PRICE

O.I.E.O: .£315,000



2



1



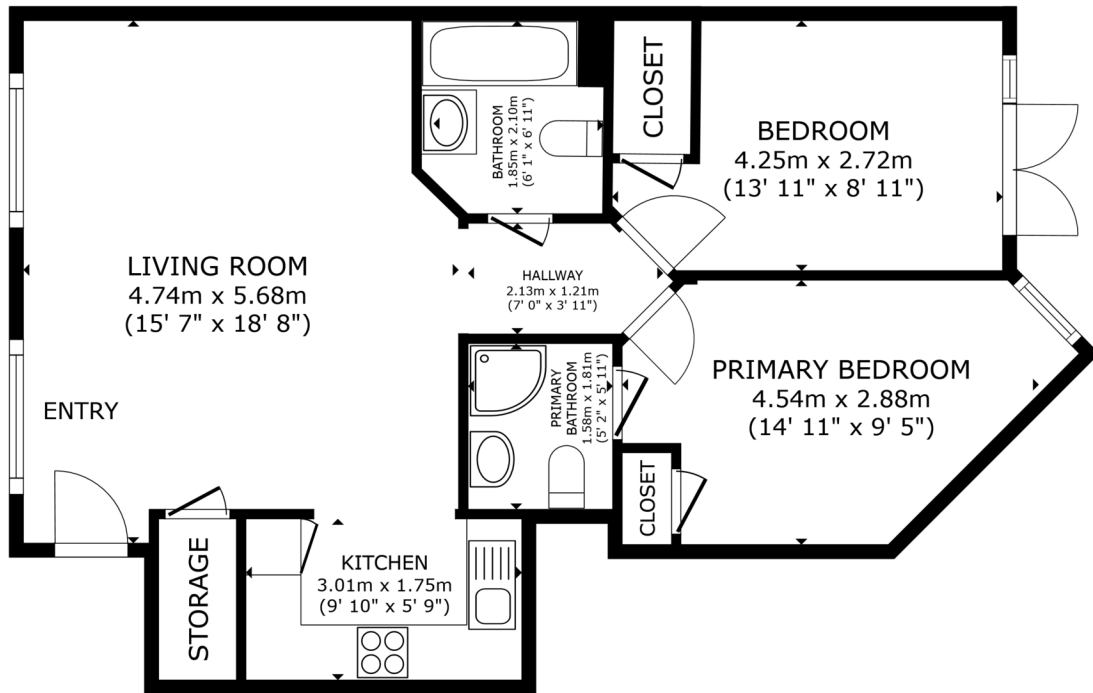
2



Private courtyard

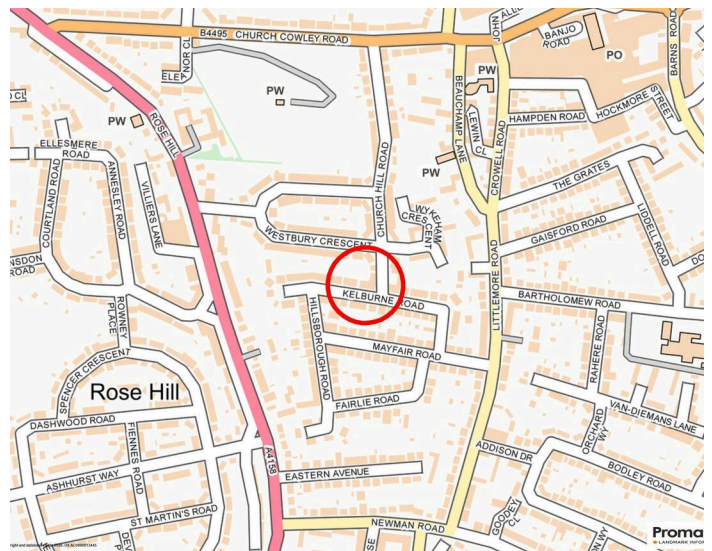






FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 66.0 m² (711 sq.ft.)
 TOTAL : 66.0 m² (711 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band C - £2378.25

Parking:
 Allocated parking

Local Authority:
 Oxford City Council

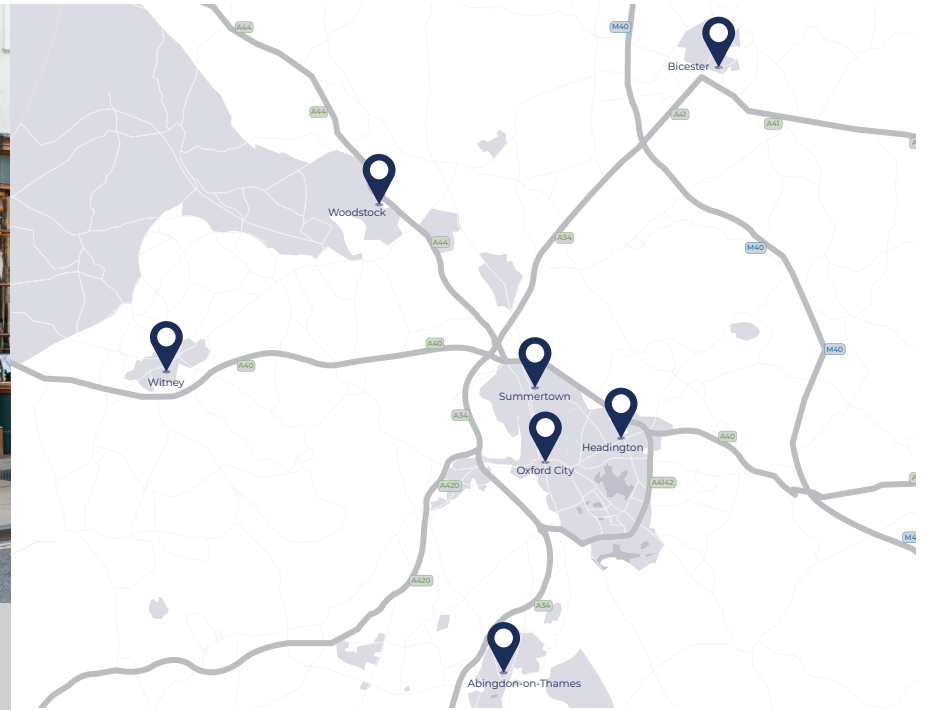
| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 66 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

“ LOCATION COMMENT

Kelburne Road is located in the popular area of Cowley and is ideally situated for easy access onto the ring road, science and business parks and the Headington hospitals.



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FROM LEFT:
Millie Carless, George Houlbrooke,
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