

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.



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GUIDE PRICE

OIEO £300,000

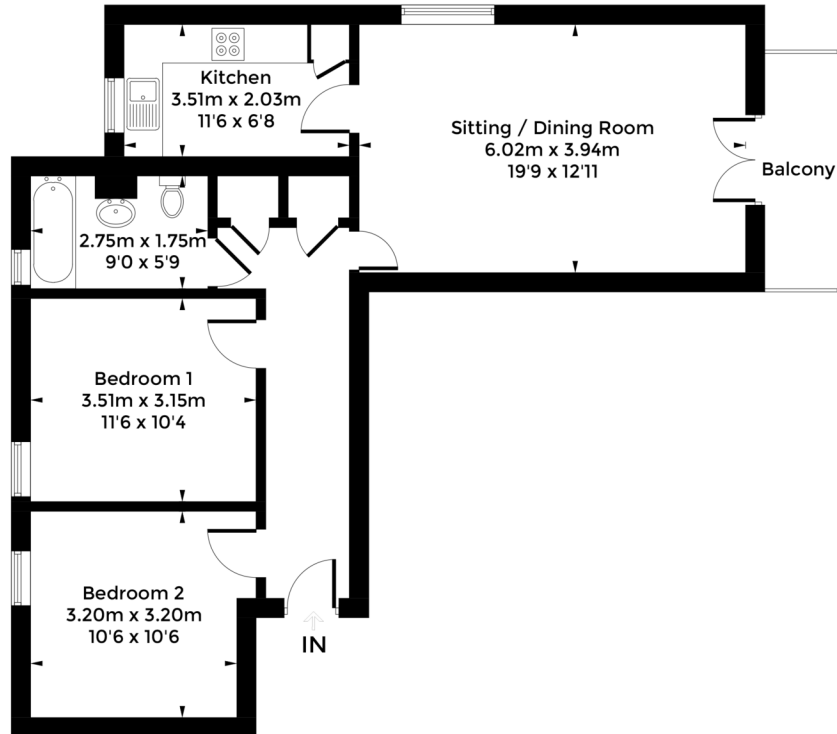


Communal gardens

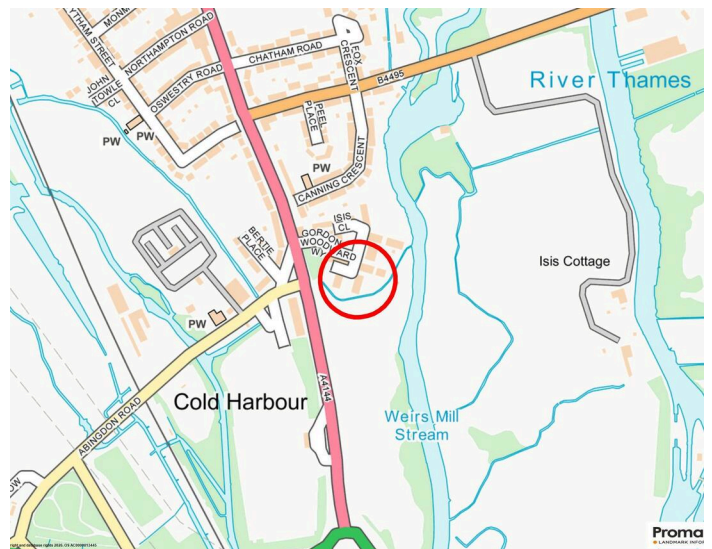
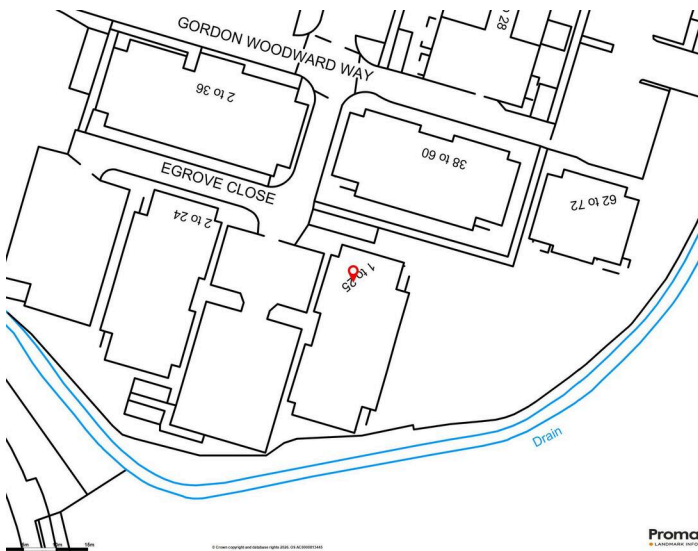




Approximate Gross Internal Area = 70.9 sq m / 764 sq ft



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+)	A		
(81-91)	B		81
(69-80)	C	71	
(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	

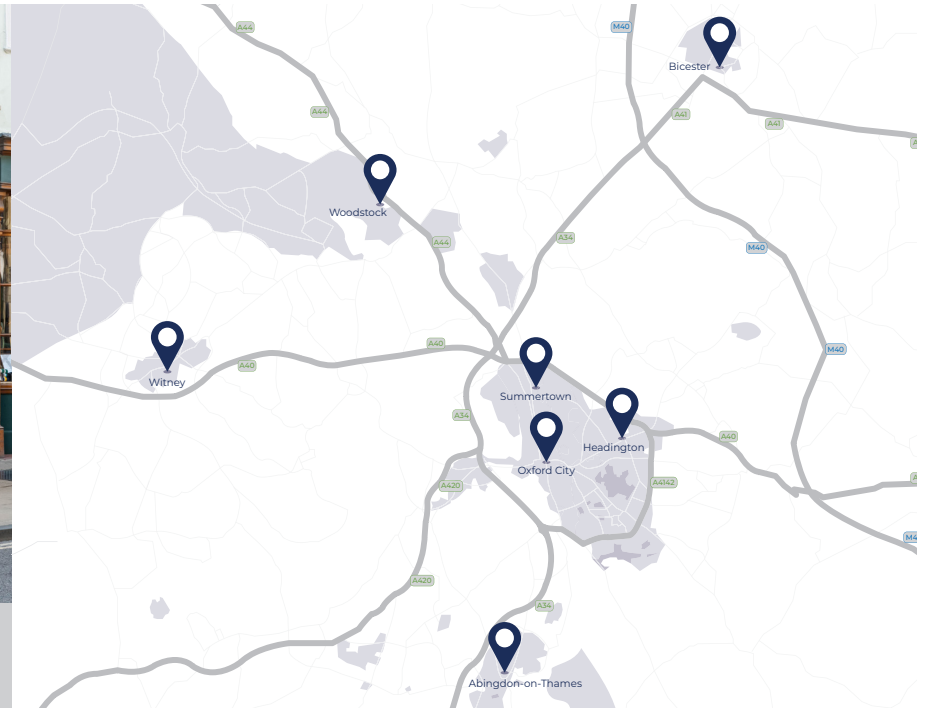
LOCATION COMMENT

The 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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