

# 3 HUNDAR COURT

KELVILLE ROAD, KENNINGTON, OXFORD OX 5RJ

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Kelville Road, Kennington, Oxford OX 5RJ

Offered to the market with no onward chain, this well-presented two-bedroom first-floor apartment is situated within a small residential block on Kenville Road in Kennington and presents an excellent opportunity for first-time buyers, investors or those seeking convenient access to Oxford.

The property benefits from its own private entrance and stairwell. Extending to approximately 764 sq ft (71 sq m), the accommodation comprises a spacious living/dining room, a separate fitted kitchen, two good-sized bedrooms and a family bathroom.

To the rear of the building, there is an allocated parking space, adding to the practicality of the property.

Available with no onward chain, the property is ready for its next owner, and viewing is recommended.



2



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1



Communal Grounds

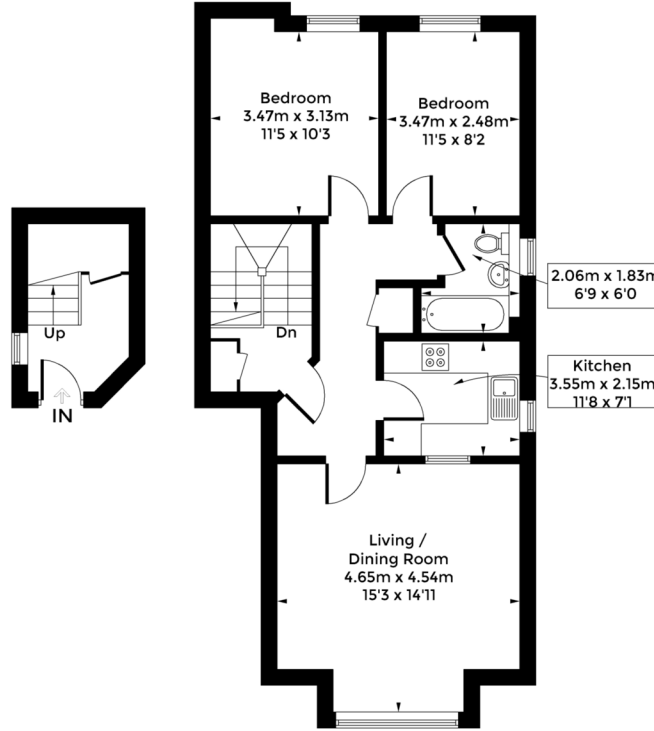
## GUIDE PRICE

**£275,000**

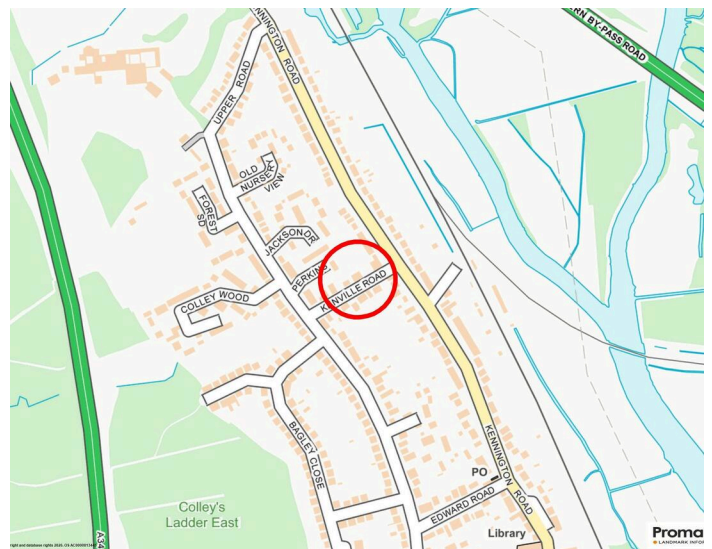




Approximate Gross Internal Area = 71 sq m / 764 sq ft



Ground Floor First Floor



**Council Tax:**  
Band C - £2278.09

**Parking:**  
2 Allocated parking spaces

**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>		
(69-80)	<b>C</b>	77	78
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

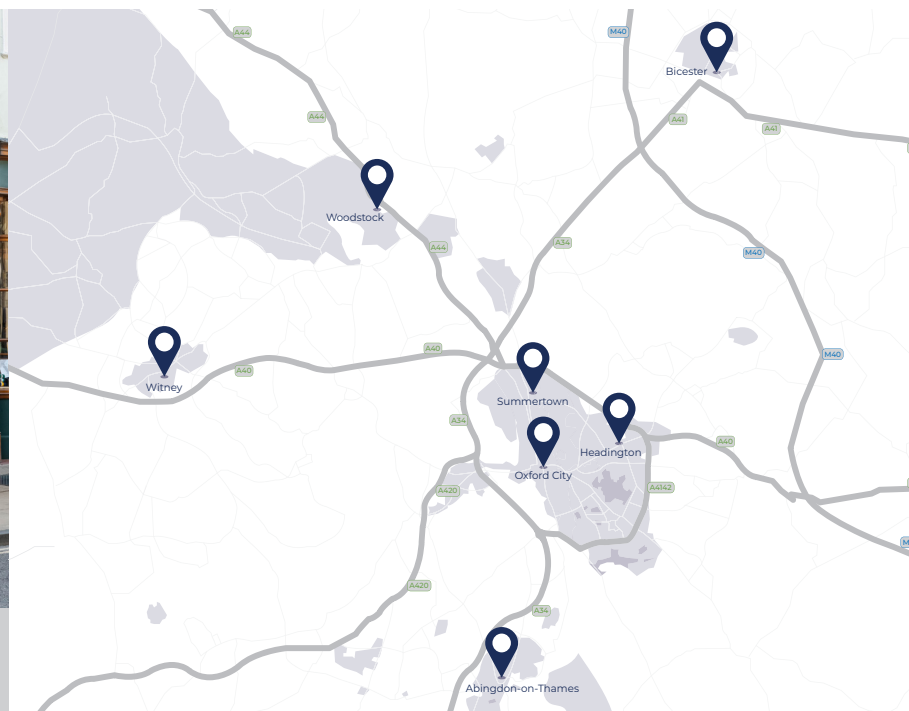
# LOCATION COMMENT

*Hundar Court is situated on Kenville Road, just off Upper Road on the edge of Kennington village, approximately 2.5 miles from Oxford City Centre, providing convenient access to the A34. Kennington benefits from a popular primary school, a variety of local shops and a post office, offering a good range of everyday amenities within easy reach.*



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est. 1947



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