

49 THE MANOR HOUSE

BENNETT CRESCENT, COWLEY, OXFORD OX1 1AY

49 The Manor House

Bennett Crescent, Cowley, Oxford OX1 1AY

A beautifully presented two bedroom apartment located on the first floor of this popular gated development in the Cowley area of Oxford.

The property has been extensively renovated in recent years by the current owners and is available with no onward chain.

The accommodation comprises an entrance hall, a generous open plan kitchen/living space with south facing windows, two en-suite double bedrooms, and a WC.

There is allocated parking for one car as well as visitor parking.

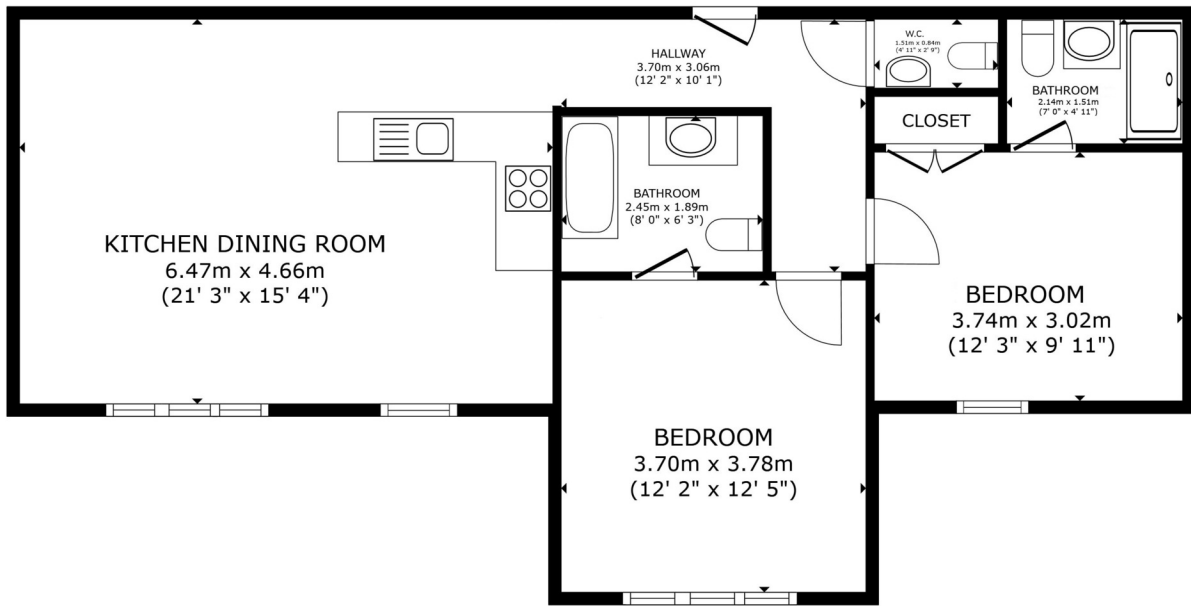
GUIDE PRICE
£325,000 (OIEO)



Communal area

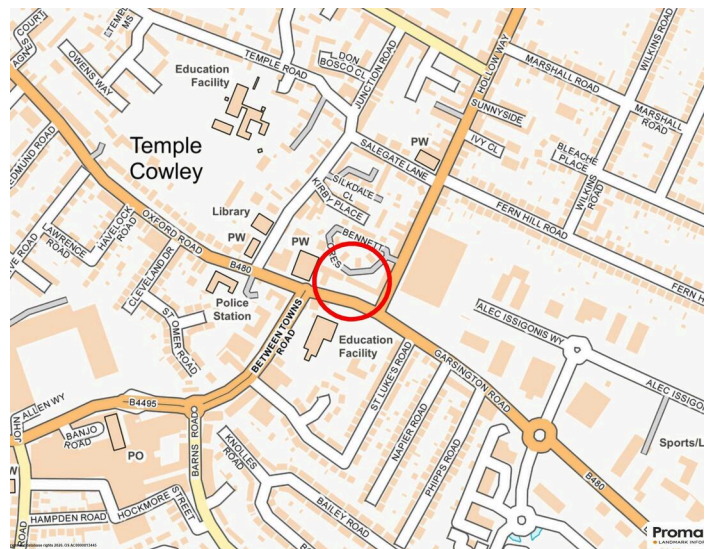
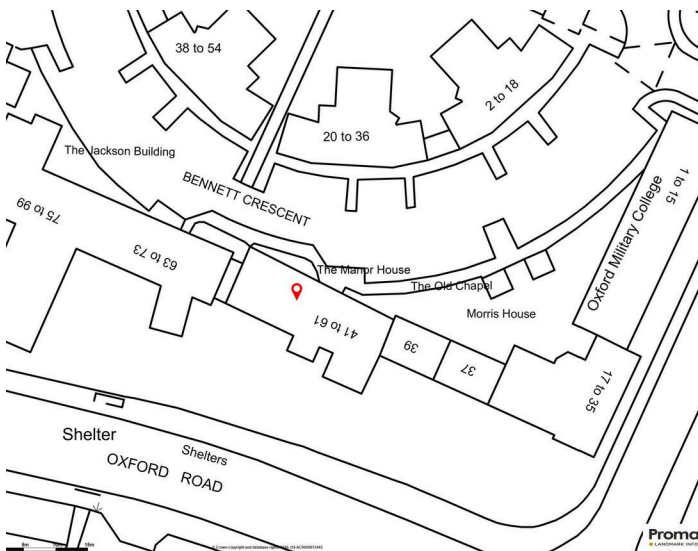






FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 74.1 m² (797 sq.ft.)
 TOTAL : 74.1 m² (797 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band D - £3270.10

Parking:
 Allocated space

Local Authority:
 Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(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 Manor House is located within the well kept grounds of Bennett Crescent. There are a rang of local amenities within walking distance at the nearby Templars Shopping Park and there are easy, direct transport links by car, bicycle and bus to central Oxford/railway station, the Cowley Road, Headington hospitals, and the Business and Science parks.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est. 1947



Every office has access to *every buyer* registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Oxford City Centre

118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk

Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



FROM LEFT:
Millie Carless, George Houlbrooke,
Eoin Kehoe



breckon.co.uk

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.