

8 PARK VIEW

LAMARSH ROAD, OXFORD OX2 OFF

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Lamarsh Road, Oxford OX2 0FF

A spacious three-bedroom duplex apartment with allocated parking and stunning views over the playing field to the rear. This top floor apartment comes to the market beautifully presented throughout and benefits from open plan living space, three double bedrooms, and a balcony overlooking King Georges Playing Field.

The entrance to the apartment is on the second floor of the building with the accommodation comprising of a spacious foyer, a double bedroom with ensuite bathroom, and an amazing open kitchen/diner/living space with a balcony boasting views of the neighbouring playing fields. Stairs leading up from the foyer take you up to two further spacious double bedrooms (both with rear views) and a family bathroom.

Approx. 114 years remain on lease, service charge is £2254.64 pa and ground rent £350pa.

GUIDE PRICE

Offers Over: £500,000



3



1



2

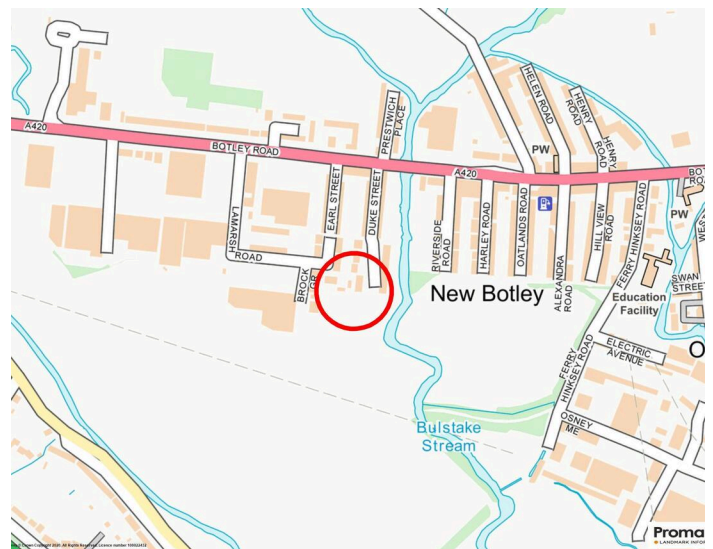
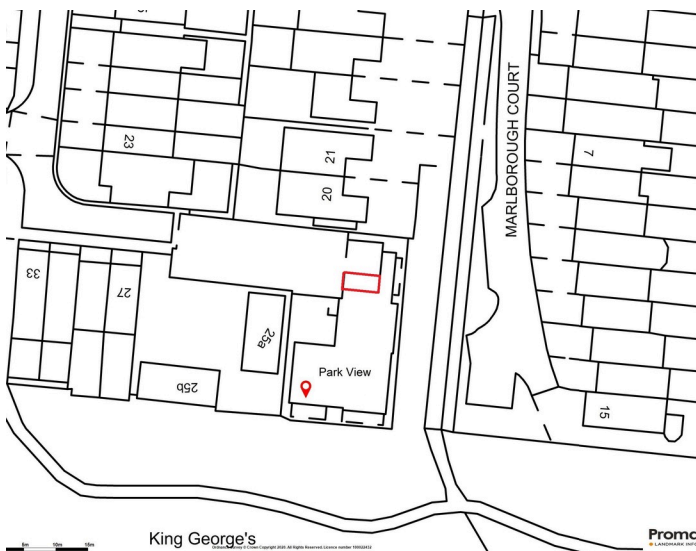
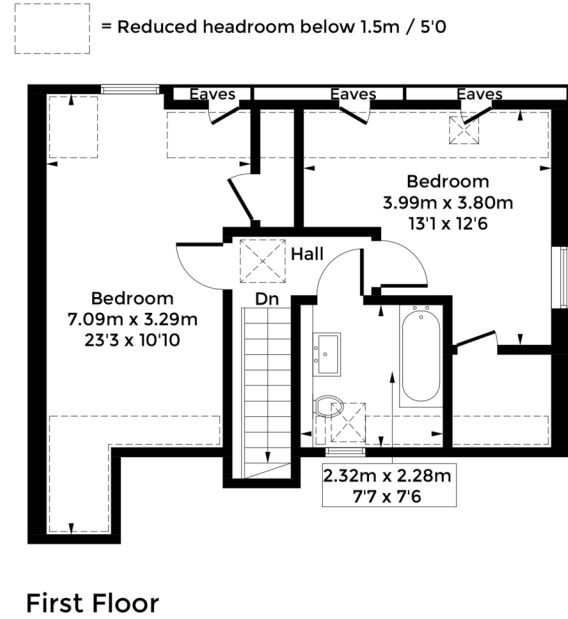
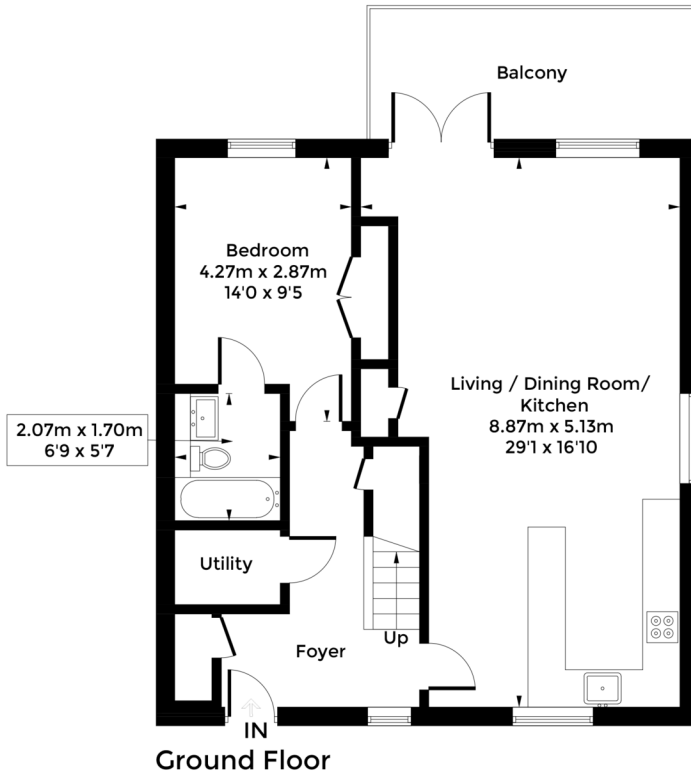


Communal grounds





Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft



Council Tax:
Band E - £3122.01

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	79
(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

Park View is a modern development located on Lamarsh Road on the west side of Oxford City. Built by locally renowned developer Oxford Homes Ltd, the development consists of 8 apartments and was completed in 2015. The property is within walking distance of Oxford station making it an ideal area for those needing east access into London. Park View is also well placed for access to three primary schools, the popular Matthew Arnold and Bartholomew Secondary Schools, together with an extensive cycle network and walking routes.



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