

# 48 SOUTHFIELD PARK

EAST OXFORD OX4 2BA

# 48 Southfield Park

East Oxford OX4 2BA

A well-presented second-floor apartment offering bright and spacious accommodation with wonderful views over the local recreation grounds. The property features a generous living/dining room, separate kitchen, principal bedroom, additional bedroom/study and a bathroom.

The apartment benefits from a recently extended lease, making it an attractive option for both owner-occupiers and investors alike. Further benefits include a separate garage providing useful storage space, off-road parking and access to communal gardens within the grounds of Southfield Park.

On the grounds of Southfield Park, there is permit parking and communal gardens. This home also comes with a separate garage.

Lease: Approximately 134 years remaining (expiring 18/03/2160)

Service Charge: £421.06 per quarter

Buildings Insurance Contribution: £336 per annum for 2025.



2



1



1



Communal Gardens

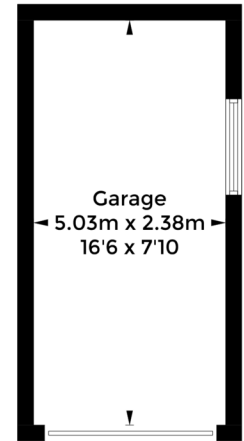
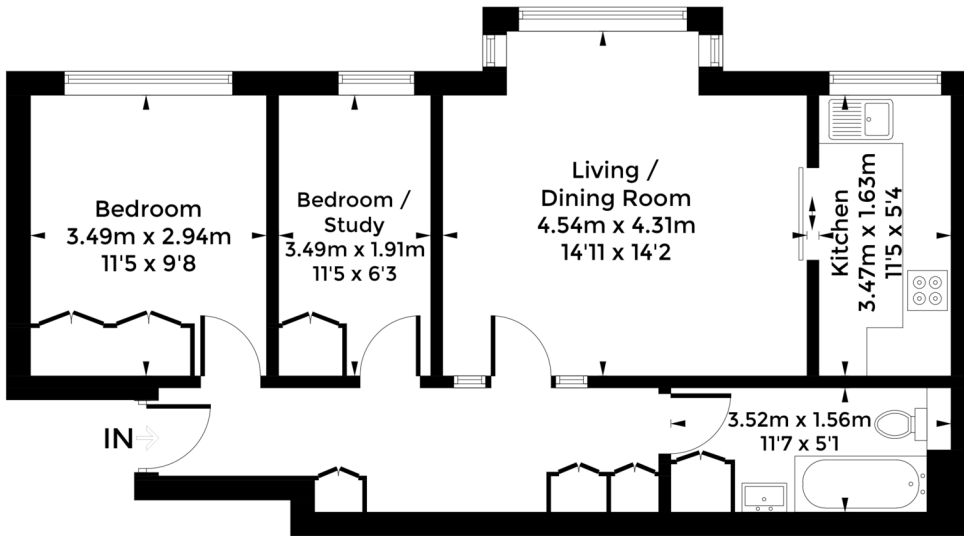
## GUIDE PRICE

**£260,000**

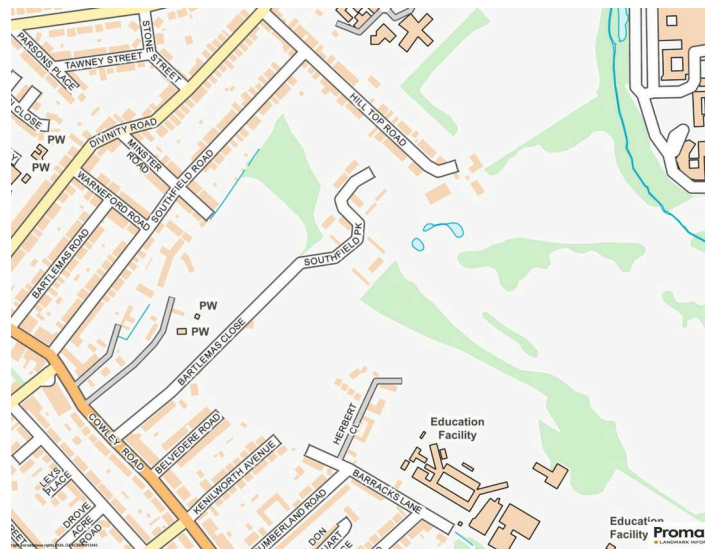
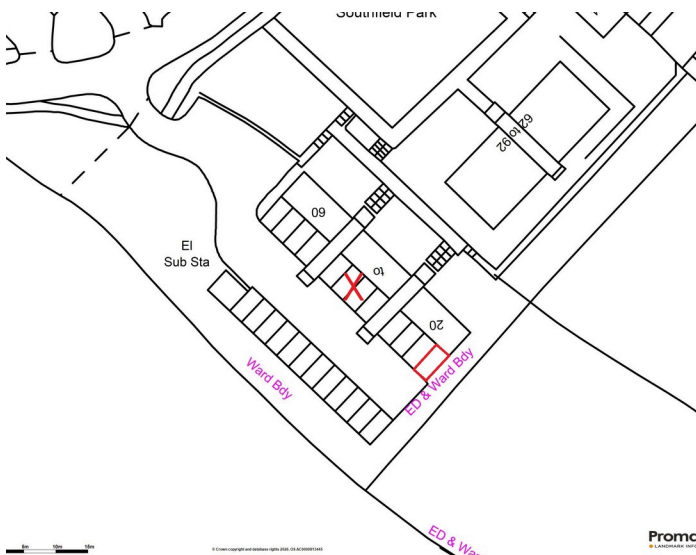




Approximate Gross Internal Area = 58.2 sq m / 626 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Total = 70.3 sq m / 756 sq ft



(Not Shown In Actual Location / Orientation)



**Council Tax:**  
 Band C - £2378.25

**Parking:**  
 Single garage and off-road parking available

**Local Authority:**  
 Oxford City Council

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 83        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 66                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

# LOCATION COMMENT

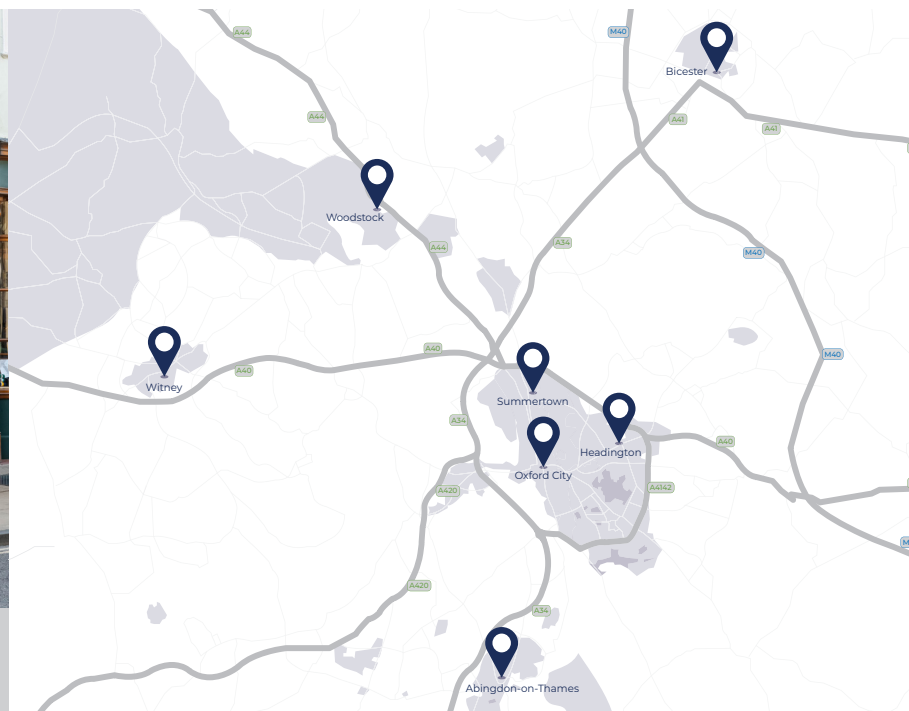
*On the grounds of Southfield Park there is a communal garden and off-road parking available.*

*This apartment is ideally placed for those looking to take advantage of the eclectic mix of restaurants and bars on the Cowley Road, as well as the public transport links to the city centre and the Oxford Business Park and Cowley shopping centres.*



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**Breckon & Breckon**  
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