



**18c Warnborough Road**

Oxford OX2 6HZ



## DESCRIPTION

This stunning top floor apartment is located in one of Central North Oxford's most sought after side roads and benefits from a triple aspect. The accommodation comprises entrance hall, kitchen, sitting/dining room with vaulted ceiling, master bedroom, with a westerly view towards Port Meadow and beyond, and a shower room. There is ample storage throughout the apartment and beautiful period features including sash windows. The property benefits from allocated off street parking to the rear of the building.

## SITUATION

The property is situated in an excellent location in the sought after area of Walton Manor, with the charming local shops of Walton Street including restaurants, bars and a cinema close by. Also within walking distance are Port Meadow and the comprehensive facilities of Oxford City centre, University departments and a range of excellent schools for all ages. There are rail services within easy reach to central London in under an hour from Oxford mainline and Oxford Parkway stations, and from the coach station at Gloucester Green, there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.

## DIRECTIONS

From the offices of Penny and Sinclair proceed south down Banbury Road turning right onto Rawlinson Road and left onto the Woodstock Road. Turn right into Farndon Road and the property will be found on the left hand side on the corner of Warnborough Road.

## VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property in order that you do not make a wasted journey.

## SERVICES

All mains services are connected.

## TENURE & POSSESSION

The property offers a share of the freehold and vacant possession upon completion. The annual maintenance charge is £650.00

## COUNCIL TAX

Council Tax Band 'D' amounting to £1,735.47 for year 2016/17  
Telephone (01865) 252870

## LOCAL AUTHORITY

Oxford City Council  
City Chambers  
Queen Street  
Oxford  
OX1 1EN  
Tel 01865 249811

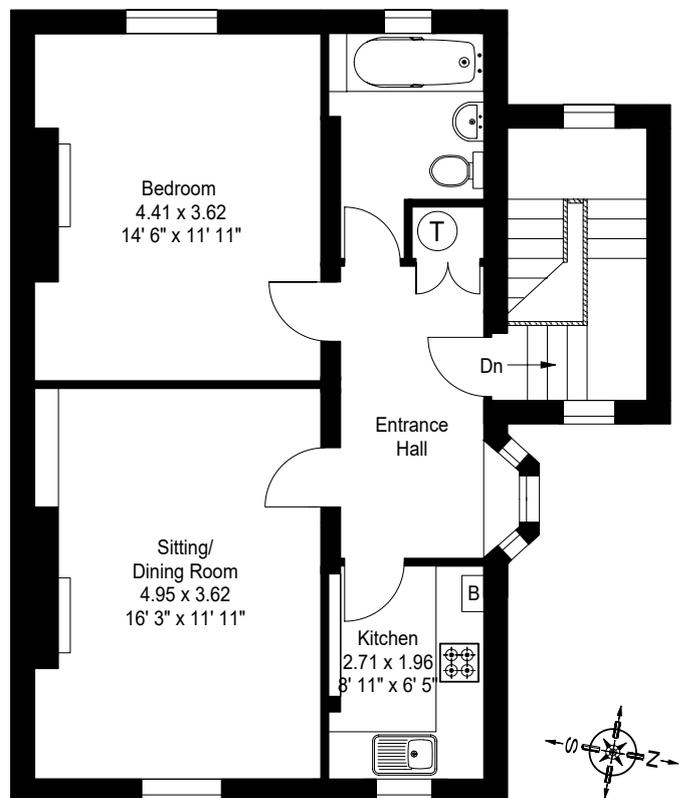
## AGENTS CONTACT DETAILS



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Summertown, Oxford, OX2 7DE  
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Approximate Gross Internal Area :- 53 sq m / 570 sq ft



FLOOR PLANS © 2006  
01483 755510 Ref 16959/TH

## IMPORTANT NOTICE

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