


McCabe Place, Headington, Oxford, OX3 0LQ

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## Key Features & Description

- Immediate Vacant Possession
- Modern. Second Floor Apartment
- Views of Milham Ford Nature Park
- Spacious Open-Plan Layout
- Fully Fitted Kitchen with Appliances
- Two Double Bedrooms with Built-In Wardrobes
- En-Suite Bathroom to Principal Bedroom
- 'Jack & Jill' Shower Room to Bedroom Two
- Allocated Parking Space & Bicycle Store
- Good Access to JR Hospital & City
- EPC Rating C | Council Tax Band D



## Modern, purpose-built apartment overlooking the open green spaces of Milham Ford Nature Park.

Stylish, second floor apartment in sought after city location close to the Headington Hill Conservation Area and with access into the city centre via a pleasant ride or walk along the Marston cycle path through water meadows and University Parks.

Built by Berkeley Homes, the apartment is composed of spacious open plan kitchen/reception room with dual south and westerly aspects, two double bedrooms with built-in cupboards and an en-suite bathroom to the principal bedroom, as well as a 'Jack & Jill' shower room serving the second bedroom. It has the benefit of double glazing throughout, underfloor heating, and a fully fitted kitchen including built-in appliances.

The property also benefits from an allocated parking space and a communal bicycle store. There is a regular bus service into Oxford on the Marston Road (the stop is c.350yds away) and a convenience store situated on the corner of Marston Road and William Street (c.0.2 miles - opposite the wonderful Up In Arms public house) and a Co-Op, post office and pharmacy in Old Marston Road (c.0.5 miles).

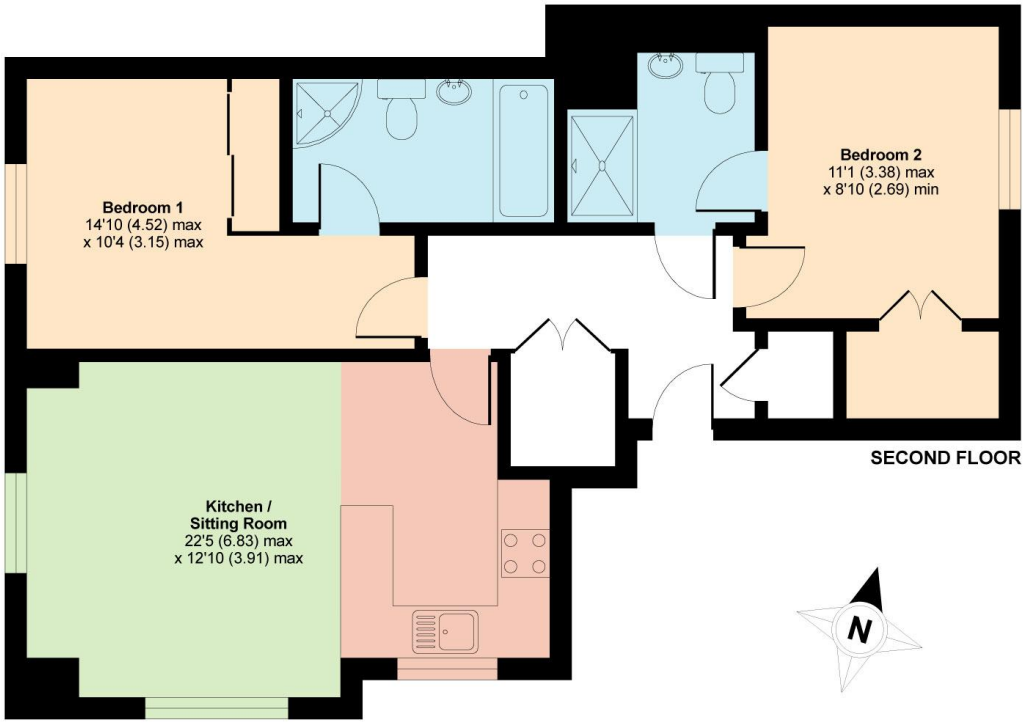








APPROX. GROSS INTERNAL FLOOR AREA 702 SQ FT 65.2 SQ METRES




SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**Important Notice**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Scott Fraser.

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