



Flat 1, Oxford House, London Road, GL7 2PU

£250,000

cj HOLE
est. 1867

Flat 1, Oxford House, London Road, GL7 2PU

£250,000

cj HOLE
est. 1867

Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

Tucked away within this private residential development, this ground floor apartment offers the rare opportunity to acquire an apartment with its own private garden and a garage.

Oxford house is accessed via a private drive that leads to allocated parking, visitor parking and large communal gardens which border the River Churn.

The accommodation can be accessed via the communal hallway or directly via the garden.

Entrance hall

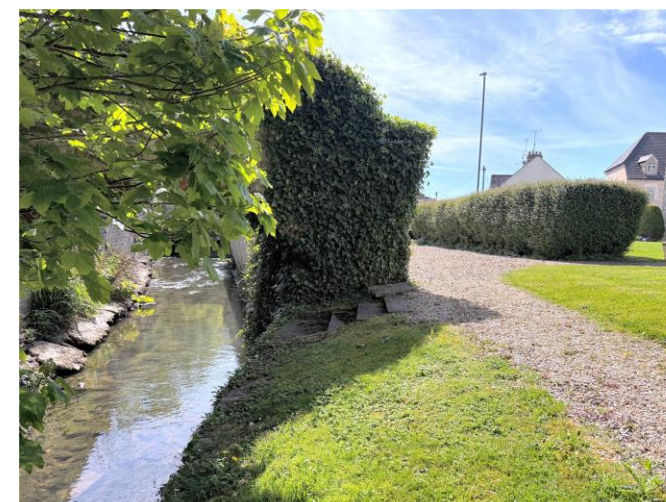
A small hallway with space for coat hooks etc, a door opens on to a larger inner hallway which has an airing cupboard and doors to,

Sitting room/ Bedroom 1

Front aspect window. A feature fireplace and a large walk-in store cupboard to one side.

Kitchen

Rear aspect window. A range of fitted units with granite style worktops and a built-in oven, hob



Flat 1, Oxford House, London Road, GL7 2PU



Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

and extractor hood. Space for a washing machine and upright fridge / freezer.

Bedroom 1/ Sitting room

Rear aspect window and matching glazed door which accesses the garden. A range of fitted wardrobes and cupboards.

Bedroom 2

Rear aspect window.

Shower room

Side aspect window. A large walk-in shower enclosure, WC and wash basin. Heater towel rail and fitted mirror.

Outside

The garden is fully enclosed measures approx. 26 x 20ft. There is a side connecting door to the garage.

Garage

A single garage with light & power with an up & over main door. There is also allocated off road parking.

Council tax band B £1973.83

The Property is Leasehold: -

Lease details 999 years from 14/05/2015

Peppercorn ground rent

Service Charge is £3528.37 for the year ending March 2027

N.B some images have been furnished with AI for examples of furnished rooms.

The building is Grade II listed, more details available here,
https://britishlistedbuildings.co.uk/101298685-oxford-house-cirencester#.XjALaE_7QdU



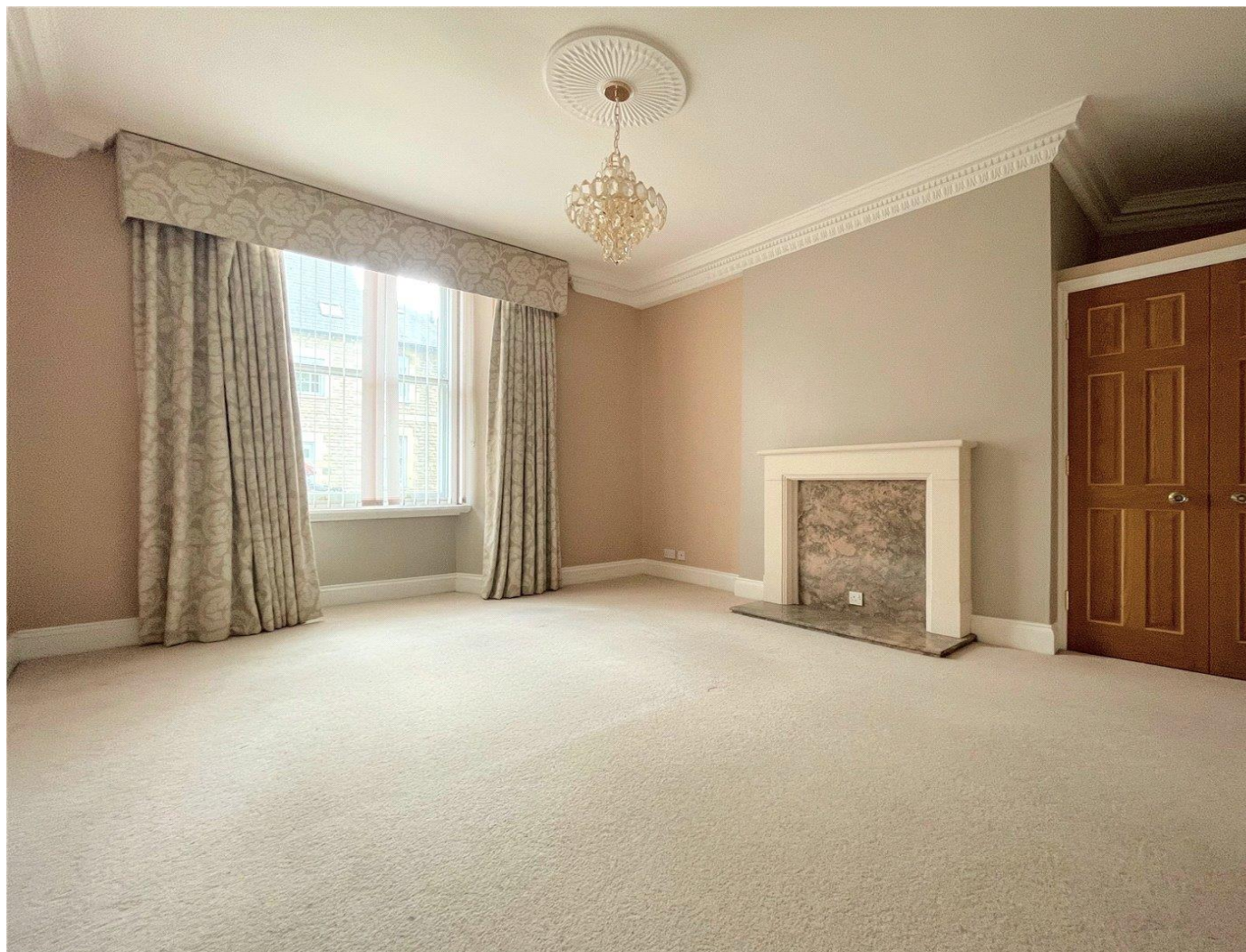
Flat 1, Oxford House, London Road, GL7 2PU

cj HOLE
est. 1867

Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk



Flat 1, Oxford House, London Road, GL7 2PU

cj HOLE
est. 1867

Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Hillside (Cirencester) Limited t/a CJ Hole (Cirencester) for themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract; (ii) no person in the employment of Kelsoon Ltd trading as CJ Hole has any authority to make or give any representation or warranty whatever in relation to this property.



Floor Plan

Floor area 79.9 sq.m. (861 sq.ft.) approx

I.D checks.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal.

Total floor area 79.9 sq.m. (861 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.