

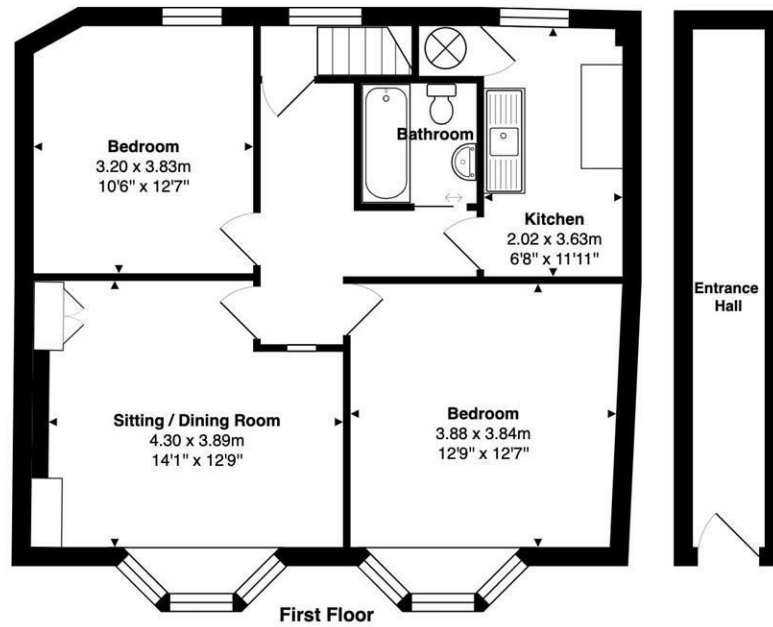


21A, OXFORD STREET, WOODSTOCK, OX20 1TH

FLOWERS 
ESTATE AGENTS



Approximate Gross Internal Area 74.9 m² ... 806 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk





21a, Oxford Street, Woodstock, OX20 1TH

Freehold

- Central Woodstock location
- Well proportioned living accommodation
- Private entrance hall
- Two bedrooms
- Freehold
- Good investment potential
- Council Tax Band C

A well proportioned first (top) floor flat in the town centre providing 2 bedroom accommodation with a private entrance from Oxford Street. As well as 2 double bedrooms, the property has a separate living room, kitchen and bathroom. There is also a large loft space which could be converted to enhance the accommodation, subject to consents. A particularly useful feature is the long hallway from the street which leads to the staircase and provides plenty of space for storage, bicycles etc.

This property has not been on the market for some 25 years and is now ready for some updating and refurbishment, although perfectly habitable at the moment. The legal title for the property is freehold, with a sound legal agreement shared with the owner of the two commercial premises on the ground floor for maintenance etc.

Property such as this, with a private rather than shared entrance, is rarely available in Woodstock centre and this example will no doubt prove to be a long term investment.



' A WELL PROPORTIONED FIRST FLOOR 2 BEDROOM FLAT IN THE CENTRE OF WOODSTOCK '



CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Woodstock

This thriving market town is located north west of Oxford and on the edge of Blenheim Palace Estate. Residents benefit from a 'walking pass' for the grounds. The town itself has an active community and a charming centre with a Post Office, churches of several denominations and a wide range of shops, hotels, restaurants and pubs. It has excellent schools/childcare facilities and good access to the well known Oxford schools including St. Edwards, Summer Fields, The Dragon, Oxford High, Headington Girls and Radley. Woodstock is conveniently located for the M40, the Cotswolds and Stratford-upon-Avon and Soho Farmhouse is approximately 10 minutes' drive away. There are a variety of commuter options for Oxford, London & the Midlands including regular buses to Oxford Parkway station providing fast (approx. 55 mins) trains to London Marylebone.

Services

Connected to mains services

Local Authority: West Oxfordshire District Council

Council Tax Band: C

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

