



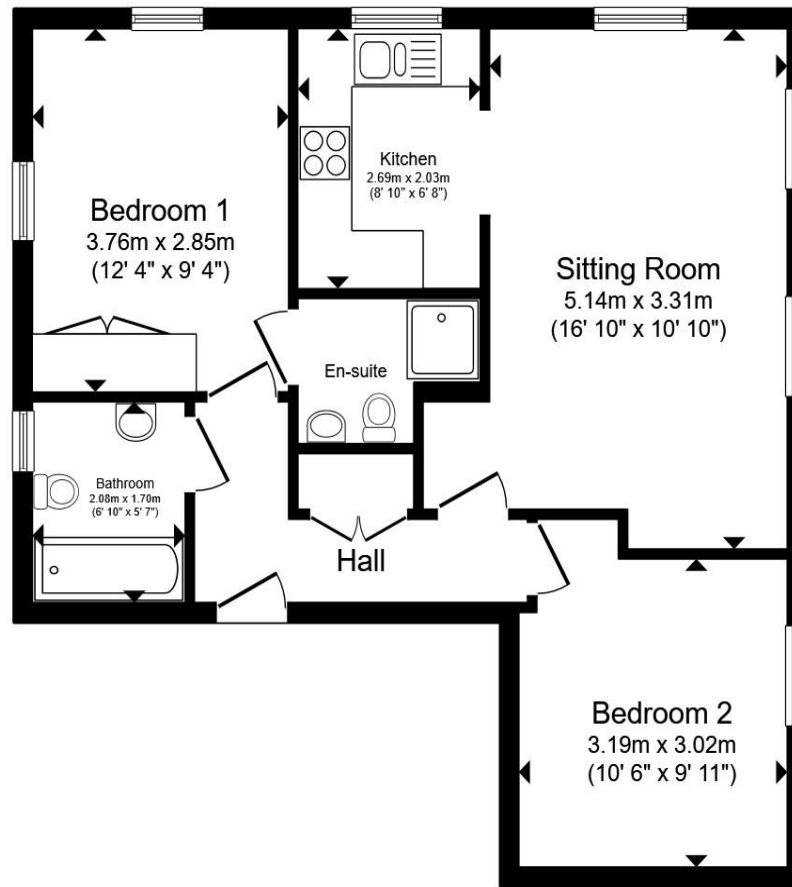
Medhurst Way, Littlemore, Oxford, OX4 4NY

Welcome to

Medhurst Way, Littlemore, Oxford

A light and airy two-bedroom, top floor apartment located in Littlemore, Oxford. The property benefits from an en-suite shower room and separate bathroom. The property is situated in a central Littlemore location and is just a few minutes' walk away from the main bus stop which has services that travel along Iffley Road directly to the city centre. The area benefits from rural and riverside walks on the doorstep. The property is just around the corner from the local Sainsbury's superstore and has a range of local pubs and take-aways nearby. **Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**





Second Floor

Total floor area 58.0 m² (624 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Medhurst Way, Littlemore Oxford

- Two bedroom top-floor apartment
- En-suite to main bedroom
- Central Littlemore location
- Light and airy apartment perfect for first time buyers, commuters and couples
- Close proximity to A34, M40 and good links to central Oxford

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1400.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106718



Property Ref:
RSH106718 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 **allen & harris**



01865 711441



oxford@allenandharris.co.uk



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



allenandharris.co.uk