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THE PROPERTY CONSULTANCY



Radley House Marston Ferry Road, Oxford, OX2 7EA

Guide Price £398,000



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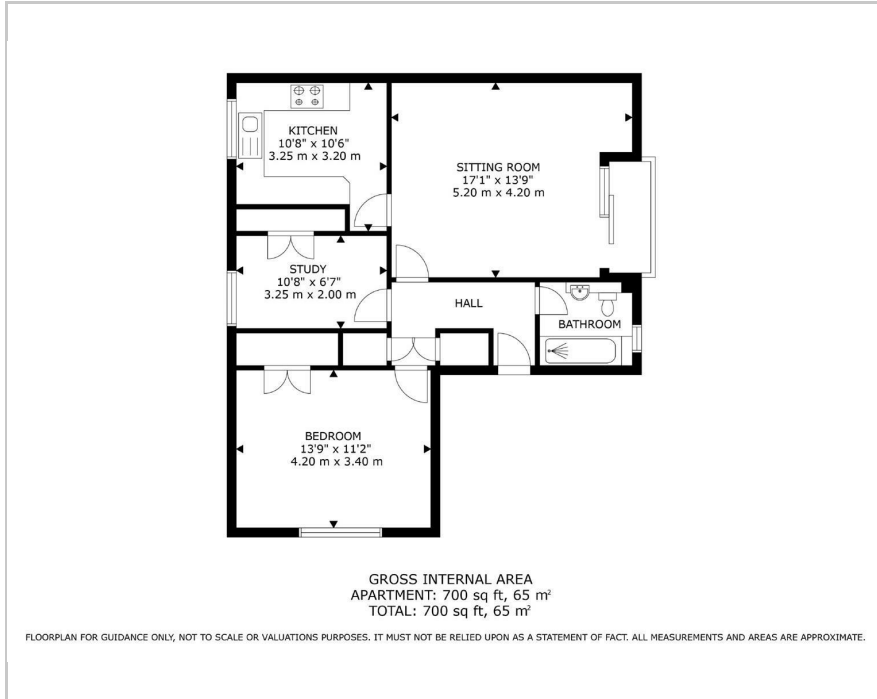


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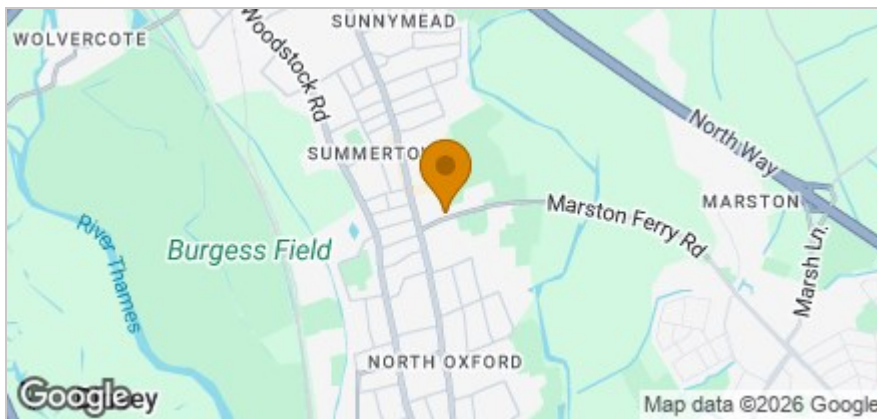


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## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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A DISCREET & QUIET SUMMERTOWN LOCATION. A refurbished upper floor, 2 Bedroom Apartment with balcony offering the opportunity for immediate occupation.

## Accommodation

- Tree tops balcony view
- Good location south of Summertown
- Short walk to shops
- Short walk to restaurants & coffee shops
- Short walk to Sports Centre
- Good scale reception room
- Well appointed kitchen
- Large master bedroom
- Parking space with car port over.
- Private communal grounds

From Summertown proceed South towards the city centre and at the traffic lights / crossroads on the southern edge of Summertown, turn left into Marston Ferry Road and the third building along on your right hand side is Radley House. Flat 16 is accessed to the centre of the building.

WHAT3WORDS Co-Ordinate:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - best ranking class	A		
Energy efficient	B		
Decent energy efficiency	C	72	76
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Least energy efficient - worst ranking class	G		
England & Wales		EU Directive 2002/91/EC	