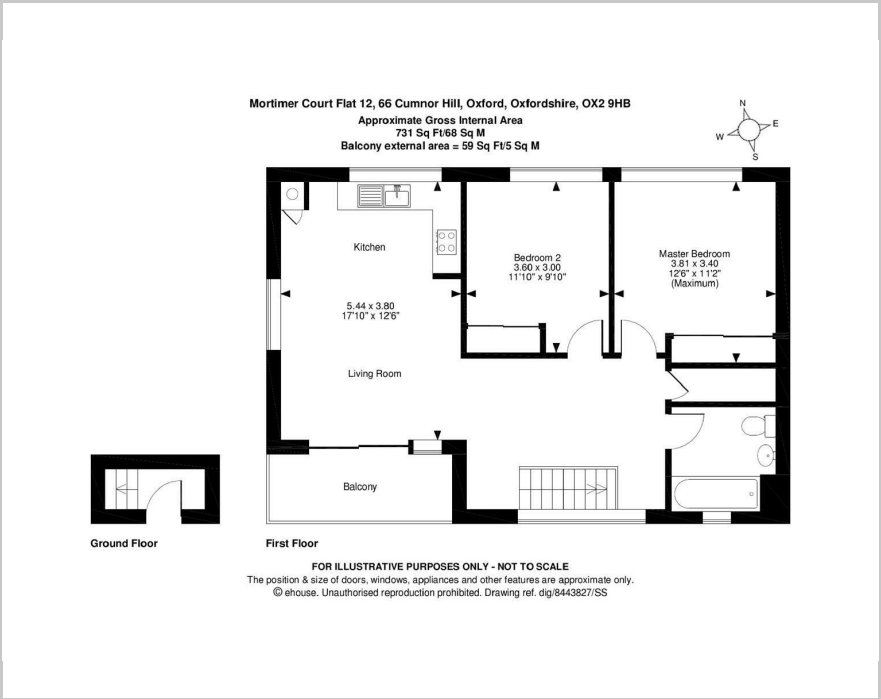


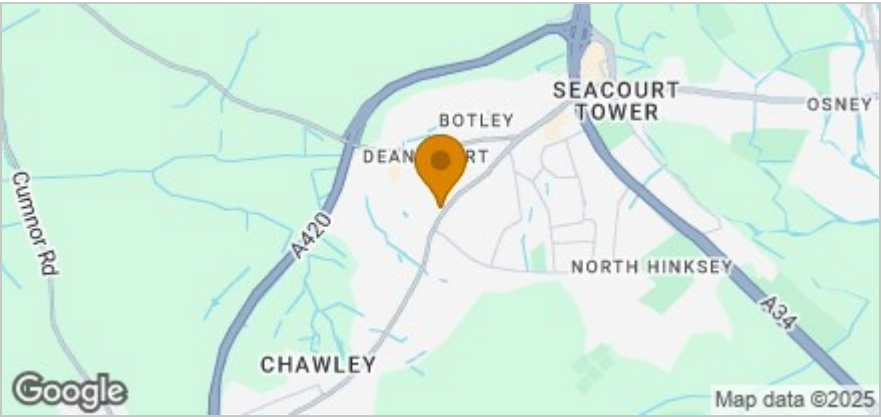
12 Mortimer Court, Oxford, OX2 9HB
Guide Price £385,000



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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A SPECIAL & DISCREETLY LOCATED CONTEMPORARY APARTMENT: Perfect for the "Down-Sizing" or 'First Time' buyer.

Accommodation

- Contemporary architecture
- Set within an attractive tree-scape
- A discreetly located stylish 2 bedroom apartment
- Recessed balcony space
- Open galleried 'social' space
- Fully integrated kitchen
- Contemporary bathroom
- 116 years balance on the lease
- Ground rent : £250p.a / Service Charge: £1559.65 PA
- Walk to West Way Square for local shopping

Leave the the A34 at the Botley interchange and proceed down the short dual carriage way to the traffic lights in the right hand lane and turn right. Proceed past the new West Way Square Retail Quarter on your left and continue up Cumnor Hill. Mortimer Court will be seen on your right and is differentiated by its 'Modernist' flat roof architecture. No.12 is situated at the very rear of the development and is the apartment accessed at the right hand side of the building. WHAT3WORDS Co-Ordinate: [///venue.famous.sugar](https://www.what3words.com/venue/famous/sugar)



Energy Efficiency Rating		
How energy efficient is your building? - Energy efficiency scale		
	Current	Potential
100-120 kWh/m²/yr	A	
81-100 kWh/m²/yr	B	
61-80 kWh/m²/yr	C	
41-60 kWh/m²/yr	D	
21-40 kWh/m²/yr	E	
1-20 kWh/m²/yr	F	
1-20 kWh/m²/yr	G	
Not energy efficient - Higher energy costs		
England & Wales		
EU Directive 2002/91/EC		