



Rewley Road
Oxford

Carter Jonas

46 REWLEY ROAD OXFORD OX1 2RQ

Central location with riverside views
4 double bedrooms
Open-plan living/dining/family room
2 bathrooms

DESCRIPTION

This very well positioned four bedroom top floor duplex apartment enjoys an excellent prime city centre location. The accommodation is arranged over 2 floors, with the main entrance taking you to stairs up to the 3rd floor where the entrance hall leads to a light and spacious living/dining/family room with kitchen to the side and fabulous views over Castle Mill Stream.

There are 3 good-sized bedrooms on this floor, one currently being used as a reception room, and a generous family bathroom. The top floor provides a superb main bedroom with lovely views over the treetops and weir; this bedroom also has fitted wardrobes and a recently refitted ensuite shower room.

The property benefits from double-glazed windows throughout and gas fired central heating. The apartment further offers an allocated off street parking space and there are several permit controlled visitor spaces.

LOCATION

Rewley Road is situated in an ideal location within just a few minutes' walk to Oxford railway station and the coach station. The city centre with its excellent range of shops and the Westgate Shopping Centre with John Lewis and other high end retailers are within about a 10 minute walk. The city centre has many attractions such as museums, theatres and restaurants, in addition to attractions such as the botanic garden. There are lovely walks to be enjoyed from Rewley Road along the canal, taking you north to Port Meadow and south following the river around to Christchurch Meadow.

AN EXCEPTIONAL TOP FLOOR DUPLEX APARTMENT WITH WONDERFUL VIEWS OVER CASTLE MILL STREAM YET SITUATED CLOSE TO OXFORD CITY CENTRE AND TRAIN STATION.



Further Information:

Council Tax Band F

Leasehold 999 years from 25 Dec 1996 - approximately 971 years remaining

Ground rent £200

Management Company: Peerless Properties who manage matters relating to the Estate.

Service charge = £1,324.89 for 2023 - 2024

Rewley Park Management Co Ltd is obliged to maintain the common parts under the terms of the lease.

Freeholder is LDMM Freeholders Ltd.

One allocated parking space and two additional visitor permits.

Broadband connection: BT broadband fibre 1 product, minimum guaranteed download 36 Mbps Upload 8-9 Mbps.

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

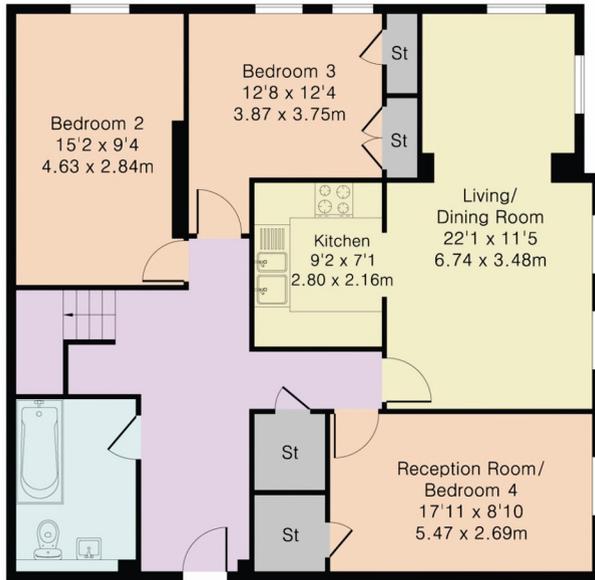
ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX1 2RQ



Approximate Gross Internal Area 1330 sq ft – 124 sq m
 Third Floor Area 989 sq ft – 92 sq m
 Fourth Floor Area 341 sq ft – 32 sq m



Third Floor



Fourth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Offices throughout the UK



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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