



Iffley Road, Oxford

Carter Jonas



## **FLATS 1-4 121 IFFLEY ROAD OXFORD OX4 1EJ**

4 self-contained one bedroom flats  
Recently fully refurbished to a high standard  
Security features throughout  
Energy-efficient B rating on all flats  
Ideal location close to city centre & hospitals

### **SITUATION AND LOCATION**

Located opposite the famous track where Sir Roger Bannister broke the 4 minute mile and just a stone's throw from the beautiful and historic city of Oxford; Iffley Road is a highly sought-after area to live and provides easy access to university departments, hospitals and Oxford City. Residents can enjoy the eclectic mix of restaurants, bars and shops on Cowley Road and access to cycle paths and public transport.

### **DESCRIPTION**

A newly renovated Victorian house comprising 4 luxury one bedroom apartments located on highly sought after Iffley Road in East Oxford just north of Iffley Fields and minutes from historic Oxford City Centre.

Each apartment features a double bedroom with ensuite shower room and an open-plan kitchen/dining/living space. The property provides the best of innovative, modern design with air source heat pumps and high-end, quality craftsmanship that residents can be sure to enjoy for many years to come.

Outside, the front of the property has been beautifully landscaped with a wooden edged stepped design and a pathway to the side of the property where there is a useful covered bicycle rack and a gravel communal outdoor area.

## **AN INVESTMENT OPPORTUNITY TO ACQUIRE A FULLY REFURBISHED HOUSE CONVERTED INTO 4 STYLISH SECURE ONE BEDROOM FLATS FINISHED TO A HIGH STANDARD IN THIS PRIME CITY LOCATION**











#### Further information

Tenure: Freehold with vacant possession on completion.

Services: All main services are connected.

Local Authority: Oxford City Council

Council Tax: Band B

EPC: all flats are rated B

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

Broadband speeds can be checked here: [checker.ofcom.org.uk](https://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

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## ADDITIONAL INFORMATION

**Tenure** Freehold

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

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**Directions to**  
**OX4 1EJ**









Approximate Gross Internal Area 1820 sq ft – 169 sq m

Flat 1 Area 476 sq ft – 44 sq m

Flat 2 Area 494 sq ft – 46 sq m

Flat 3 Area 409 sq ft – 38 sq m

Flat 4 Area 441 sq ft – 41 sq m



Note : Flats 3 and Flats 4 are Duplex



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 practice. 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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#### IMPORTANT INFORMATION

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