





## FLAT 4 MURRAY COURT 80 BANBURY ROAD OXFORD OX2 6LQ

South-facing ground floor flat  
3 double bedrooms & 2 bathrooms  
Residents parking & garage  
Maintained communal gardens

### DESCRIPTION

The apartment is on the ground floor and offers exceptional light and space with all rooms facing south and accessed off a wide hall running the full length of the property, currently furnished with low bookshelves.

There are three good double bedrooms, the smallest is currently used as an office/guest bedroom, and the spacious, principal bedroom benefits from a large ensuite bathroom. There is a further bedroom and a separate shower room.

The kitchen has fitted units on three walls with plenty of space for a table to seat six. The generously proportioned drawing room is located at the far end of the apartment with large floor to ceiling windows overlooking the communal garden.

Murray Court was built in 1976 by T H Kinglerlee & Son, a respected and long established local builder. The communal reception halls, with staircase and lift, are particularly spacious and outside there are attractive gardens to the rear. In addition, there is a single garage, as well as an extensive visitor parking area.

### LOCATION

The property lies on Banbury Road in the heart of Central North Oxford within the North Oxford Conservation Area. It is approximately 1 mile from Oxford city centre and Summertown, with its excellent choice of everyday shopping facilities and amenities.

There is good access to the Oxford ring road and city centre along Banbury Road, and to Oxford City and Parkway railway stations with trains to London Paddington and Marylebone in approximately one hour.

## A RARELY AVAILABLE THREE BEDROOM GROUND FLOOR APARTMENT OVERLOOKING THE PRETTY COMMUNAL GARDENS IN VERY DESIRABLE MURRAY COURT IN CENTRAL NORTH OXFORD





## FURTHER INFORMATION

Council Tax: Band F

Share of Freehold

Lease 999 years from 24th June 1976

Management Company= Peerless Properties who hold a substantial sinking fund.

Management fee of £307pcm

This is a probate sale and probate has not been yet applied for, exchange can only happen once probate has been granted.

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.

## ADDITIONAL INFORMATION

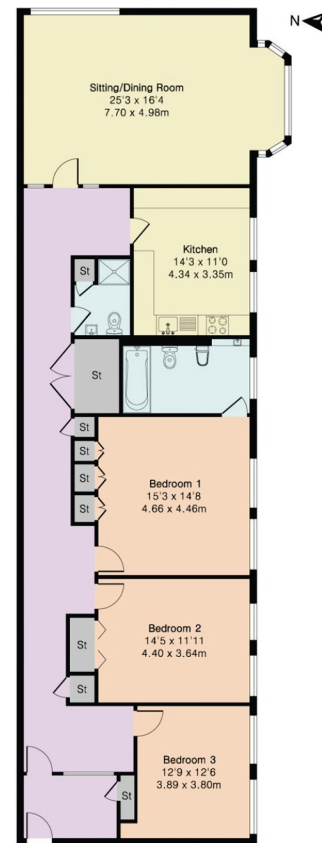
**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX2 6LQ





Approximate Gross Internal Area 1764 sq ft - 164 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

#### IMPORTANT INFORMATION

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