



**Grandpont Place**  
Oxford

**Carter Jonas**



## 7 GRANDPONT PLACE LONG FORD CLOSE OXFORD OX1 4NH

Convenient central location  
Two bedrooms & family bathroom  
Open-plan sitting/dining room  
Allocated parking & bike racks

### DESCRIPTION

A well laid out, two bedroom, ground floor apartment. The front door opens into the entrance hall with doors off to all rooms. The open plan sitting/kitchen/dining room is particularly light and airy, with French doors from the sitting area opening onto the grassy area outside to the rear of the block. Both bedrooms also have inbuilt storage space.

The property is double glazed throughout, connected to all mains services, and has a phone entry door system.

There is one allocated parking bay and bicycle racks within the grounds. Faster access to the city centre is provided via a pedestrian/bicycle gate to the north of the property.

### LOCATION

Grandpont Place is a gated development built in 1999 by Berkeley Homes. The property is located a short walk to the south of the city centre.

The nearby Oxford train station, with frequent services to London, can be accessed by bicycle, and the Oxford ring road is easily accessed along the Abingdon road.

St Ebbe's primary school and nursery are next to the development. Hinksey Park, with outdoor swimming pool, playground and tennis courts, is approximately half a mile away.

## A TWO BEDROOM GROUND FLOOR APARTMENT SITUATED ON THIS POPULAR GATED DEVELOPMENT CLOSE TO THE CITY CENTRE WITHIN EASY REACH OF PUBLIC TRANSPORT AND CYCLE LANES





#### FURTHER INFORMATION

Lease - 999 years from 1st January 1998  
Maintenance charge - approx £1,350 current year  
Ground rent - peppercorn  
No pets allowed  
Management company: Elwood and Co  
Local Authority: Oxford City Council  
Council Tax Band D

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 outside at this property with limited coverage indoors  
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.

## ADDITIONAL INFORMATION

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

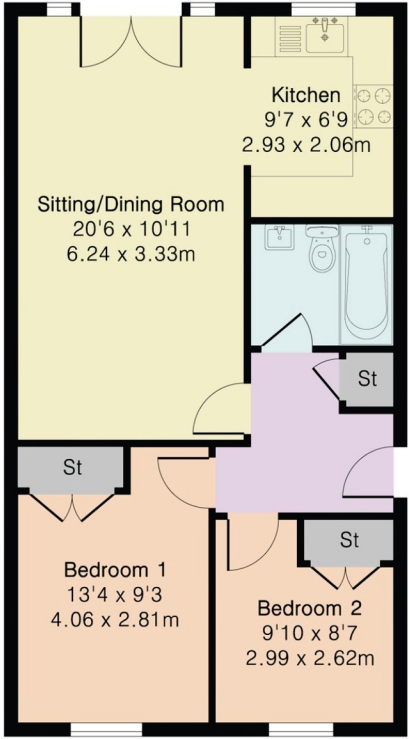
**Directions:** OX1 4NH

what3words:/// strain.sulk.retain





Approximate Gross Internal Area 619 sq ft - 58 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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