


**Kingston Road**
Oxford

Carter Jonas

# 45A/B KINGSTON ROAD
# OXFORD
# OX2 6RH

## AN INVESTMENT OR OWNER-OCCUPIER OPPORTUNITY TO ACQUIRE A VICTORIAN TERRACED PROPERTY COMPRISING TWO SELF-CONTAINED FLATS IN A HIGHLY SOUGHT AFTER NORTH OXFORD LOCATION.

- Period property converted into two self-contained flats
- One-bedroom lower ground floor flat
- Three-bedroom duplex maisonette
- Well located for Oxford city centre and Port Meadow

**DESCRIPTION**

The accommodation extends to approximately 1,105 sq ft (103 sq m) and comprises a one-bedroom lower ground floor apartment together with a spacious three-bedroom maisonette arranged over the upper ground and first floors.

The lower ground floor flat offers an open-plan kitchen/dining/sitting room together with a double bedroom and shower room. The upper maisonette has its own private entrance and provides well-proportioned accommodation including a separate sitting room, dining room, kitchen, three bedrooms and a family bathroom.

Retaining much of the character associated with period Oxford properties, the building offers flexible accommodation suited to owner occupiers, investors or those seeking multi-generational living arrangements.

**OUTSIDE**

The property benefits from independent access to each flat and a traditional Victorian frontage facing Kingston Road. There is an enclosed westerly facing rear garden for the use of the duplex maisonette.

Subject to any necessary consents, there may be potential for purchasers to further enhance the accommodation or reconfigure the layout to suit their individual requirements.

**LOCATION**

Kingston Road is one of north Oxford's most popular residential roads, ideally positioned between Walton Manor and the River Thames. The property is well located for the extensive amenities of Jericho and Summertown, together with the open spaces of Port Meadow.



Oxford city centre is within easy reach and provides an extensive range of shopping, cultural and recreational facilities, together with the colleges and departments of the University of Oxford.

Oxford railway station offers regular services to London Paddington, whilst Oxford Parkway provides connections to London Marylebone. There are also frequent coach services to London Victoria, Heathrow, Gatwick and Stansted airports.

## ADDITIONAL INFORMATION

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

**w3w:/// stump.tooth.comet**

Tenure: Freehold
All mains srvices connected
Council tax bands A and E
EPC ratings C and D
Located in a Conservation Area
Property has C4 planning (HMO) but is not currently licensed.

Please note that the photos may have been digitally staged.



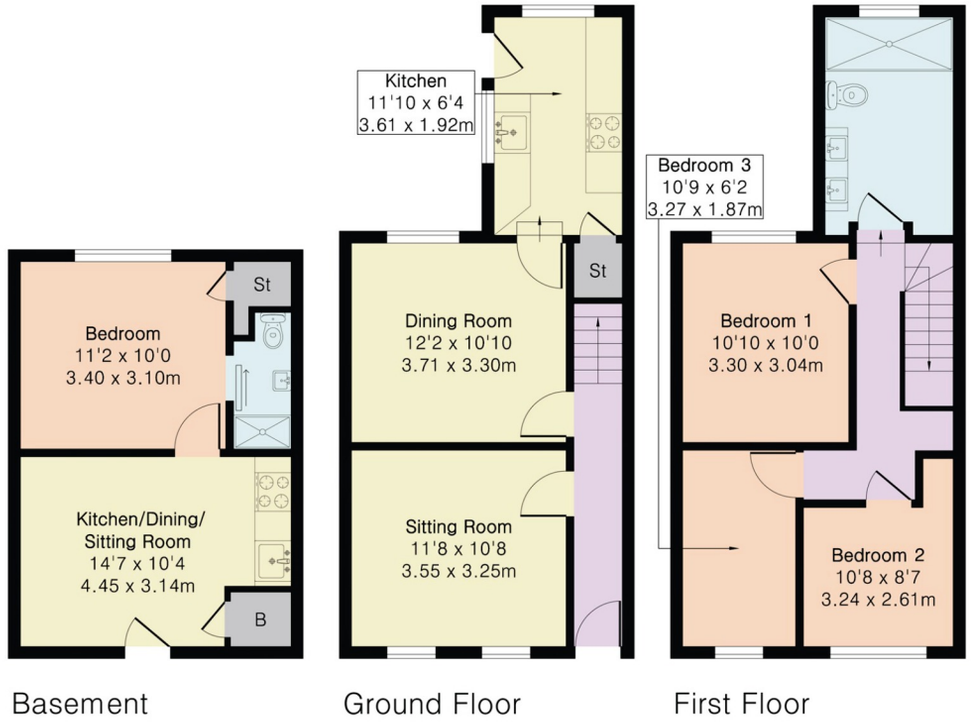






## Approximate Gross Internal Area 1105 sq ft - 103 sq m

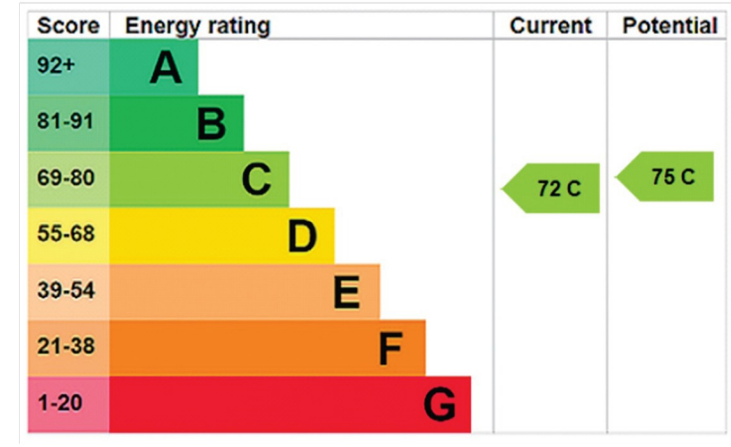
Basement Area 307 sq ft – 29 sq m
Ground Floor Area 399 sq ft – 37 sq m
First Floor Area 399 sq ft – 37 sq m

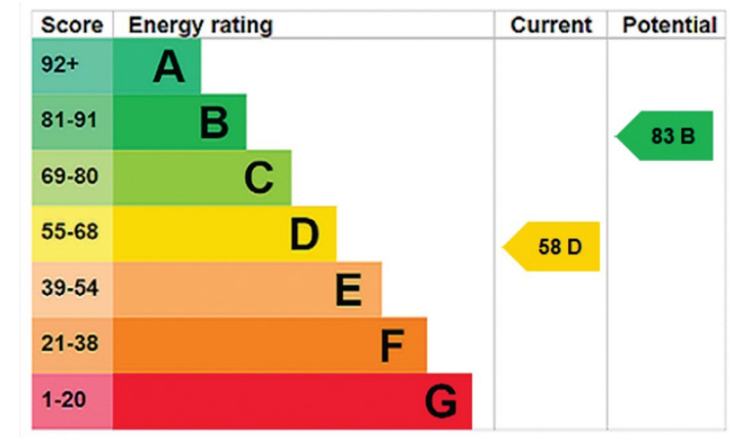



PINKPLAN

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.

Carter Jonas







**Oxford 01865 511444**
oxford@carterjonas.co.uk
Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**
Offices throughout the UK

A member of OnTheMarket.com

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.