



Arnolds Way
Oxford

Carter Jonas

FLAT 1, 32 ARNOLDS WAY OXFORD OX2 9JB

Entrance hall * Kitchen/Diner * Sitting room * Primary bedroom with ensuite * Bedroom * Family Bathroom *

DESCRIPTION

Upon entering the property, you are welcomed by a central entrance hall which provides access to the principal living accommodation.

The kitchen/dining room offers a practical and sociable space for both everyday living and entertaining, whilst the sitting room provides a comfortable area in which to relax.

The property benefits from two well-proportioned bedrooms, including a generous principal bedroom complemented by its own ensuite shower room. A further bedroom is served by the family bathroom, completing the accommodation.

OUTSIDE

Outside, the property benefits from a private, enclosed courtyard, alongside allocated parking for one car.

LOCATION

Arnolds Way is a sought-after residential location situated off Cumnor Hill on the western side of Oxford, offering an excellent balance of city convenience and access to open countryside. The area benefits from good transport links, with easy access to Oxford city centre, the A34 and the wider motorway network.

A range of amenities are available nearby, with Oxford's extensive shopping, dining and cultural attractions within easy reach. The property is also well placed for enjoying nearby green spaces, making it an ideal location for both commuters and those seeking an active lifestyle.

A SPACIOUS TWO BEDROOM AND TWO BATHROOM GROUND FLOOR APARTMENT, BENEFITING FROM A PRIVATE COURTYARD AND ALLOCATED PARKING FOR ONE CAR.



ADDITIONAL INFORMATION

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

Directions: w3w:///retail.snows.calls

Services: All mains services connected

Council Tax Band: C

Local Authority: Vale of White Horse District Council

EPC Rating: B

Broadband: According to Ofcom, Superfast Broadband is Available

Mobile Signal: According to Ofcom, Mobile signal is good outdoor and in home, with one provider stating variable in home.

Tenure: Leasehold





Approximate Gross Internal Area: 84.2 m² ... 906 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



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.