



Walton Well Road
Oxford

Carter Jonas

29 FOUNDRY HOUSE WALTON WELL ROAD OXFORD OX2 6AQ

- Open plan reception room/kitchen
- First floor with lift access & private balcony
- Located in desirable Jericho
- Close to Oxford city centre & university departments

DESCRIPTION

Situated within highly sought-after Foundry House in Jericho, this two bedroom apartment forms part of the prestigious Oxford Waterfront Development by Berkeley Homes (2007). The apartment sits on the first floor with both stair and lift access.

The accommodation has underfloor heating and comprises a reception hall, two double bedrooms, a bathroom, and a kitchen/sitting/dining room complimented by a balcony with wooden decked area, ideal for relaxing outside.

The development has impeccably maintained communal areas, including landscaped grounds and an attractive communal canal-side piazza. No allocated parking.

LOCATION

The Waterfront development is superbly positioned close to the open spaces of Port Meadow and the Oxford Canal where you can walk the scenic route into Oxford city centre via the canal path, ideal for commuters requiring access to Oxford mainline station. Jericho and its range of shops, restaurants and bars are just a short distance away.

The development is gated offering a secure environment in this highly sought after area of Central North Oxford.

A MODERN AND STYLISH TWO DOUBLE BEDROOM APARTMENT LOCATED ON THE FIRST FLOOR OF THIS POPULAR AND DESIRABLE DEVELOPMENT IN THE HEART OF JERICHO, CLOSE TO PORT MEADOW



ADDITIONAL INFORMATION

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

w3w:/// living.placed.baking

EPC rating: B
Council tax band: E

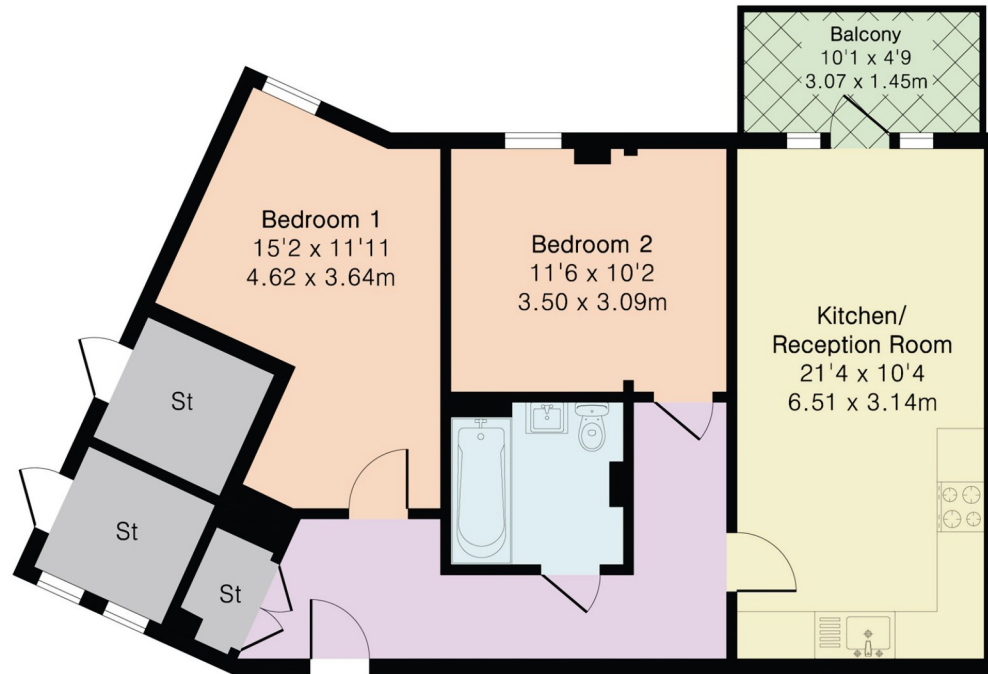
The property is leasehold with lease start date March 2007 on a 215 year term.

Mains electricity, water, and drainage are connected to the property.

Internet & Mobile: Ultrafast available, Mobile signal good in house and outdoor. Further information on availability and speeds can be found at checker.ofcom.org.uk



Approximate Gross Internal Area 763 sq ft - 71 sq m



First 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.

Carter Jonas

Oxford 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.