



Rewley Road
Oxford

Carter Jonas

56 REWLEY ROAD OXFORD OX1 2RQ

2 double bedrooms
2 bathrooms & downstairs cloakroom
Kitchen/dining room
Dual-aspect sitting room

DESCRIPTION

A very well located lovely two bedroom maisonette on the top two floors in a prime city centre location.

The entrance to the maisonette is on the side of the building with steps leading up to the first floor. A good sized living/dining room is at the rear with views over the canal, while a spacious kitchen/dining room is at the front of the property. On the top floor are two double bedrooms, each with their own ensuite.

One of the bedrooms is particularly light with a vaulted ceiling with velux windows and a large window seat beckoning you to sit and take in the views of the canal. The property has double glazed windows and gas fired central heating. To the front of the building is off street parking.

LOCATION

In an excellent location close to the heart of Oxford, the property is close to the comprehensive amenities of the city centre, the Waitrose on Botley Rd and the Westgate shopping centre.

The railway station with regular services directly to London Paddington and Marylebone is within walking distance as is the coach station at Gloucester Green with frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.

In addition there are beautiful canal and footpath walks on the doorstep taking you from Port Meadow to Christ Church College.

A PARTICULARLY LOVELY, SPACIOUS TWO BEDROOM MAISONETTE ON THE TOP TWO FLOORS OVERLOOKING THE CANAL IN A CONVENIENT CITY CENTRE LOCATION WITH PARKING. NO ONWARD CHAIN.



FURTHER INFORMATION

Share of freehold: the freehold of 56 is shared jointly with 54 Rewley Road. The 54/56 Rewley Road Management Company own the freehold.

Council Tax: Band E
Lease: 999 yrs from Dec 1986
Management charge: approx £1500pa.
Services: All main services are connected.
Local Authority: Oxford City Council

Mobile phone coverage and speeds can be checked here: 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. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

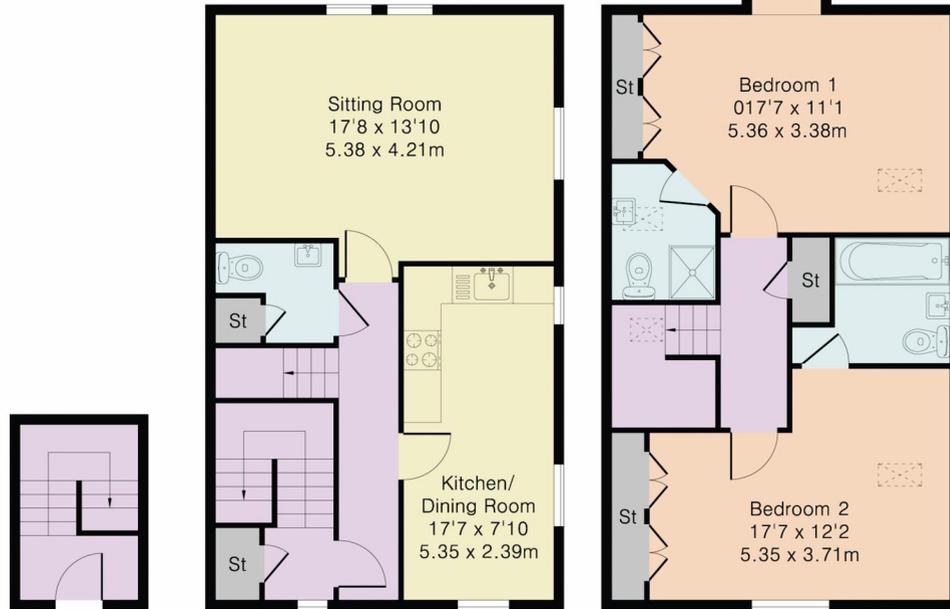
ADDITIONAL INFORMATION

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

Directions: OX1 2RQ



Approximate Gross Internal Area 1093 sq ft – 101 sq m
 First Floor Area 543 sq ft – 50 sq m
 Second Floor Area 550 sq ft – 51 sq m



Ground Floor

First Floor

Second Floor



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+)	A		
(81-91)	B		
(69-80)	C	75	77
(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	

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Offices throughout the UK



IMPORTANT INFORMATION

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