



**Rewley Road**  
Oxford

**Carter Jonas**



## 42 REWLEY ROAD OXFORD OX1 2RQ

Stunning countryside views  
Convenient city location  
3 bedrooms & 2 bathrooms  
Residents' parking

### DESCRIPTION

A super three bedroom apartment on the first floor of this purpose built block of flats located in prime city centre location.

The generous accommodation provides an entrance hall to a light and spacious living/dining/family room with kitchen to the side and fabulous views over Castle Mill Stream. There are 3 good-sized bedrooms and a family bathroom.

The property benefits from double-glazed windows throughout and gas fired central heating. The apartment further offers an allocated off street parking space and there are several permit controlled visitor spaces.

### LOCATION

Rewley Road is situated in an ideal location within just a few minutes' walk to both Oxford railway station and the coach station. The city centre with its excellent range of shops and the Westgate Shopping Centre with John Lewis and other high end retailers, are within about a 10 minute walk.

The city centre has many attractions such as museums, theatres and restaurants, in addition to outside spaces such as the botanic garden. There are lovely walks to be enjoyed from Rewley Road along the canal, taking you north to Port Meadow and south following the river around to Christchurch Meadow.

**A THREE BEDROOM APARTMENT WITH LOVELY VIEWS OVER CASTLE MILL LOCATED ON THE FIRST FLOOR OF THIS PURPOSE BUILT BLOCK OF FLATS IN A CONVENIENT CITY CENTRE LOCATION WITH PARKING.**





## FURTHER INFORMATION

Council Tax Band E  
Lease 999 yrs from Dec 1986  
Common Ground Estate and Property Management Ltd.  
Management charge of approx £1435 with 971 years remaining.  
Ground rent £200pa  
Services: all main services are connected.  
Local Authority: Oxford City Council

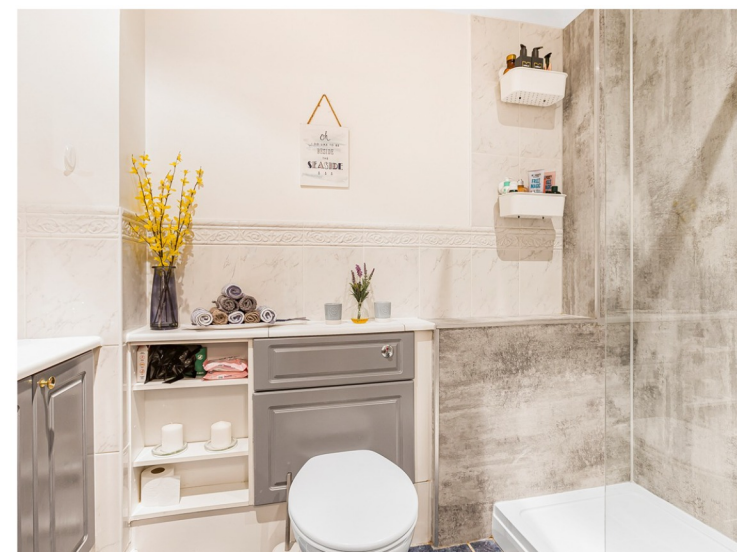
Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability. Currently using Virgin media 250mbps.

## ADDITIONAL INFORMATION

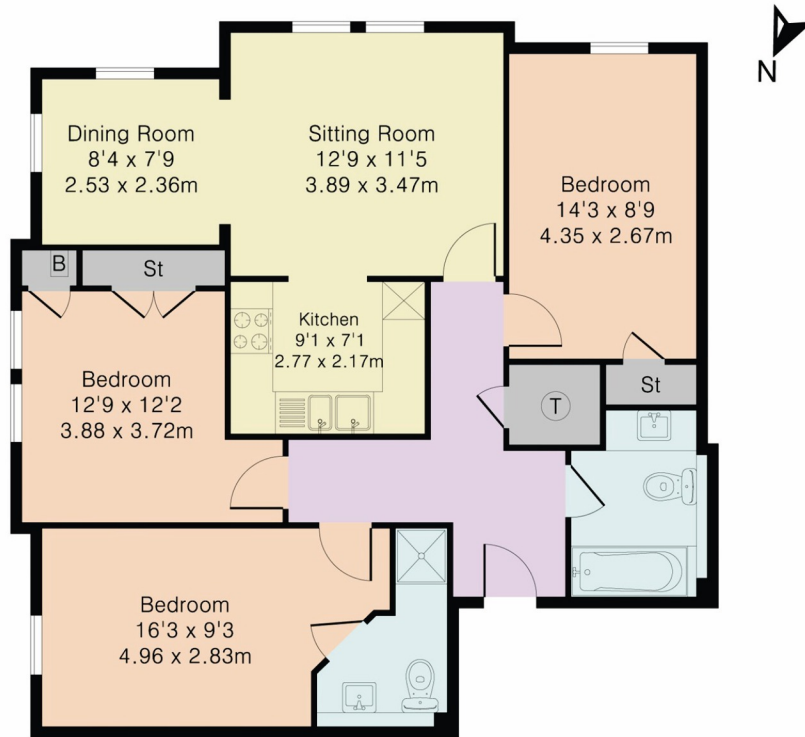
**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX1 2RQ





Approximate Gross Internal Area 910 sq ft – 85 sq m



First 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.

Carter Jonas

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Offices throughout the UK



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 76      | 80                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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](http://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.