



Smart city living

1E Abbey Road, Oxford OX2 0AD

Freehold



Reception hall • sitting room • open plan kitchen/dining room • utility cloakroom • 3 bedrooms • bathroom & 2 shower rooms • 4th bedroom/reception room • garden

Local information

Abbey Road lies just off Botley Road, a short walk away from Oxford train station. It is within easy reach of colleges, restaurants, shops and businesses in the city centre, and is well located for the Oxford schools. In addition, nearby, there are lovely riverside walks to enjoy.

About this property

1E Abbey Road is one of a collection of 6 elegant, modern townhouses, designed by CALA Homes.

With 2141 sq ft arranged over three floors, the property provides particularly light and airy accommodation, and could appeal to those wanting a home, a pied a terre or as an investment.

On the ground floor, the open plan layout of the kitchen/dining room opening out to the garden makes it ideal for entertaining, and there is a further reception room to the front which, with the adjacent shower room, could make it useful guest accommodation.

On the first floor, the sitting room is particularly attractive, with windows and double doors opening to a balcony overlooking the garden, with west facing views over the river and beyond, and there is a bedroom and family bathroom.

On the second floor are two further good bedrooms, both with en suite shower rooms.

Outside, to the front, is a small garden and steps up to the front door. The west facing garden is laid to lawn with a patio area immediately to the rear of the property. Gated pedestrian access to the rear.

Photographs taken and brochure prepared September 2019.

Services

Mains water, electricity, drainage. Air source heating and hot water. Underfloor heating to ground floor.

Tenure

Freehold

Local Authority

Oxford City Council

Viewing

Strictly by appointment with Savills






Approximate Area = 198.9 sq m / 2141 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	86	
(69-80) C		
(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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