



# Contemporary top floor 2 bedroom apartment

**8 Halliday Lane, North Hinksey Lane, Oxford OX2 0FG**

Leasehold. 122 years remaining



Entrance hall • open plan kitchen/dining/sitting room  
• 2 bedrooms (1 en suite) • bathroom • off street parking for 2 cars

#### Distances

Central Oxford 2 miles, Oxford station (London Paddington from 50 mins) 1 mile, Oxford Parkway (London Marylebone from 55 mins) 5 miles (Distances are approximate)

#### Directions

From Oxford, take the A420 Botley Road to the main traffic lights. Just after the lights turn left into North Hinksey Lane. The entrance to Halliday Lane will be found after a short distance on the right.

#### Situation

North Hinksey Lane provides easy access to Oxford and train stations with services to Paddington and Marylebone respectively. The A34 links rapidly to the M40 and M4. Oxford offers a wealth of cultural pursuits as well as numerous sporting facilities including golf, rowing, tennis and rugby clubs nearby.

#### Description

8 Halliday Lane is a stylish and spacious apartment. The property is part of a small development of flats and houses built by Lucy Developments in 2018. It features a generous living space with open plan living / dining / kitchen. The kitchen has fitted appliances including fridge freezer, oven, hob, dishwasher, and Quooker hot water supply and waste disposal unit in the sink. There is a separate utility cupboard in the hall way with a water

softener washing machine.

There are two double bedrooms (1 en-suite), and a family bathroom. The property also has the benefit of 2 parking spaces.

#### Tenure

Leasehold. 122 years remaining  
Current ground rent £300 pa  
Variable service charge, payable 6 monthly. ( January - June 2021 £734.11)

#### Services

All mains services connected  
Gas central heating

#### Local Authority

Vale of the White Horse

#### Date Code

Photographs taken and brochure prepared July 2021

#### Viewing

Strictly by appointment with Savills Summertown office 01865 339700

#### Fixtures and fittings

Those items mentioned in these sale particulars are included in the leasehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.







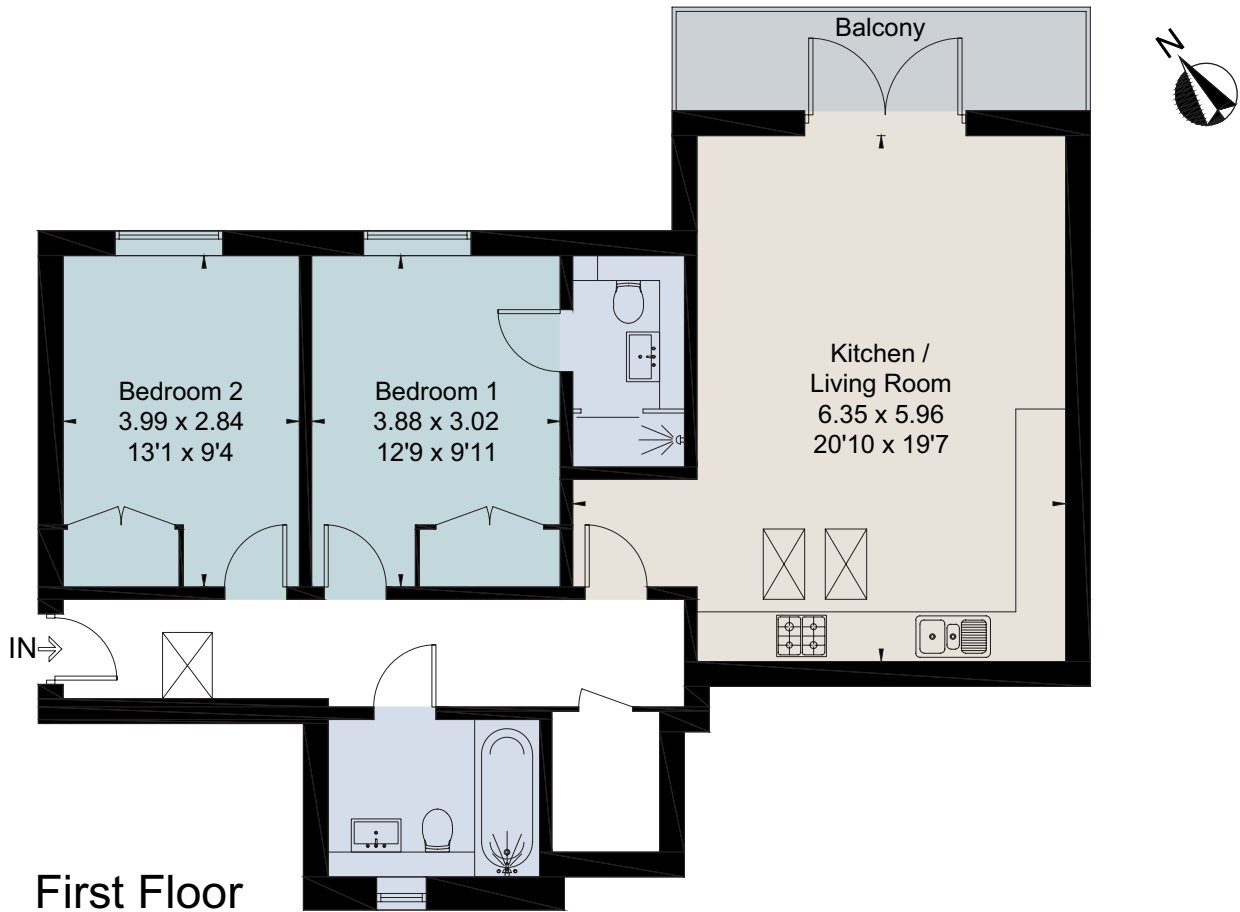
8 Halliday Lane, North Hinksey Lane, Oxford OX2 0FG  
Approximate Area 78.3 sq m / 843 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



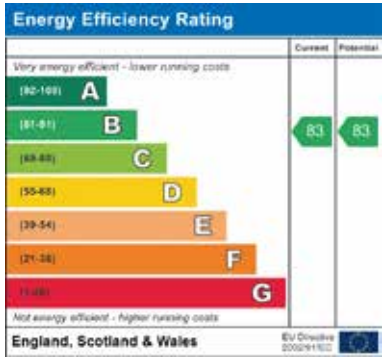
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