



# A glorious view

**Flat 43, Furnace House, Walton Well Road, Oxford, OX2 6GF**

Leasehold. 125 year lease granted in 2008



Open plan kitchen/dining/sitting room • balcony • lift  
• two underground parking spaces

### Local information

43 Furnace House lies within the impressive residential development created by Berkeley Homes fronting the canal. Fashionable Walton Street is close by and provides an interesting array of shops, cafes, bars, restaurants and a cinema. For those wishing to enjoy the immediate surroundings, the open spaces of Port Meadow are within easy reach. The city centre and Oxford railway station are also easily accessible.

### Directions

From the city centre, proceed north on Walton Street onto Kingston Road. At the mini roundabout, turn left into Walton Well Road. Turn left into the entrance with tall wrought iron gates. The entrance to the underground car park will be found at the beginning of Walton Well Road.

### About this property

Built in 2008, this is an impressive top floor apartment, suitable as a home, a great city centre base or as an investment. It is very smartly presented, and the feeling of light and space is enhanced by full length windows and a south west facing aspect. The entrance hall leads through to the open plan sitting/dining room/kitchen. The bedroom has large built in wardrobes, an

ensuite shower room, and there is also a bathroom with bath and separate shower. A full width balcony leads from the sitting room and bedroom with appealing views over the piazza, the canal and towards Wytham Woods in the distance. There are two allocated underground parking spaces.

### Services

Mains water, electricity and drainage. Electric heating.

### Tenure

Leasehold. 125 year lease granted in 2008. Ground rent and service charge to be confirmed.

### Local Authority

Oxford City Council

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.

Brochure prepared and photographs taken August 2021.





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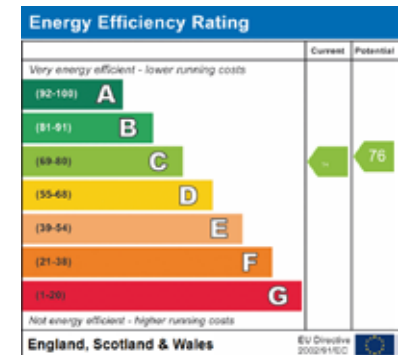
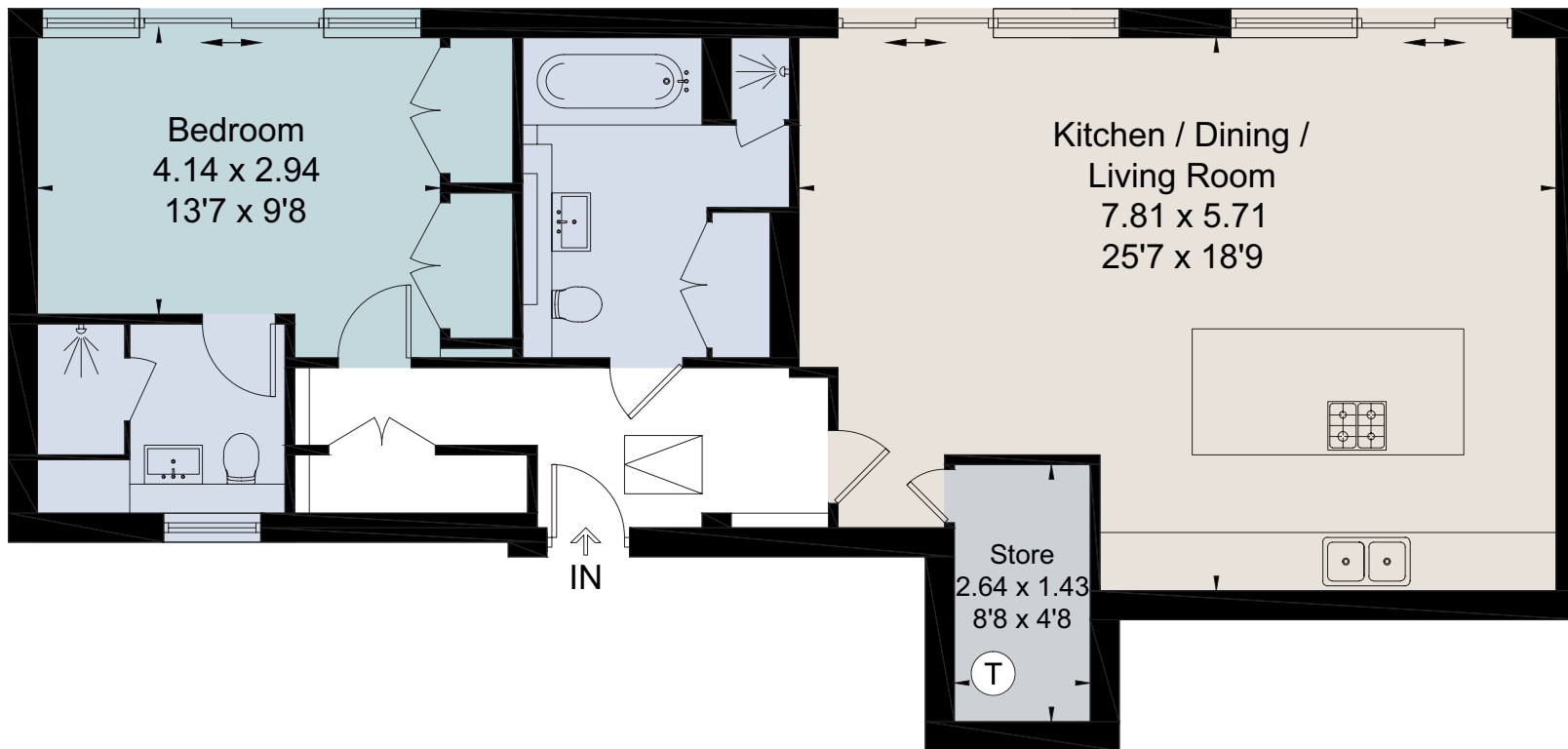
**Approximate Area** 85.2 sq m / 917 sq ft

**Including Limited Use Area** (0.5 sq m / 5 sq ft)



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