



THOMAS  
MERRIFIELD  
SALES LETTINGS

39 Complins Close  
Elizabeth Jennings Way, Oxford, OX2 6PZ



## 39 Complins Close Elizabeth Jennings Way, Oxford OX2 6PZ

A rarely available top floor three bedroom apartment on this prestigious North Oxford development.

- Spacious open plan living/dining room
- Predominantly south facing balcony
- Contemporary kitchen with integrated appliances
- Master bedroom with en-suite shower room
- Two further bedrooms and family bathroom
- Allocated parking space
- Original Lease 125 years - 104 years remaining
- Ground Rent: £250 pa - Service Charge: £3308 pa
- Lift contingency charge £540 pa
- Council Tax Band: E, EPC Rating: C

Occupying a prime position within the ever popular Oxford Waterways development this second floor apartment provides light and airy accommodation of approximately 1054 sqft. Of note is the spacious open plan living/dining room with double aspect windows and access onto the south facing balcony. There is a well appointed kitchen with a comprehensive range of units and integrated appliances and a separate utility cupboard off the hall. The master bedroom has built in wardrobes and a stylish en-suite shower room. Two further bedrooms and a family bathroom complete the apartment. Outside is an allocated parking space and use of the well tended grounds throughout the development.

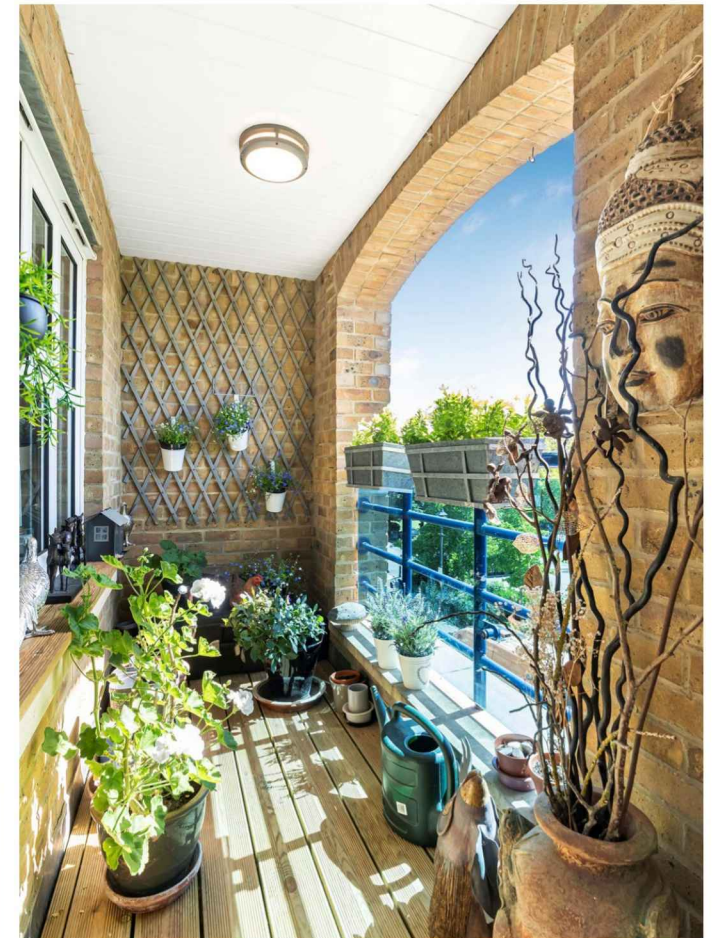
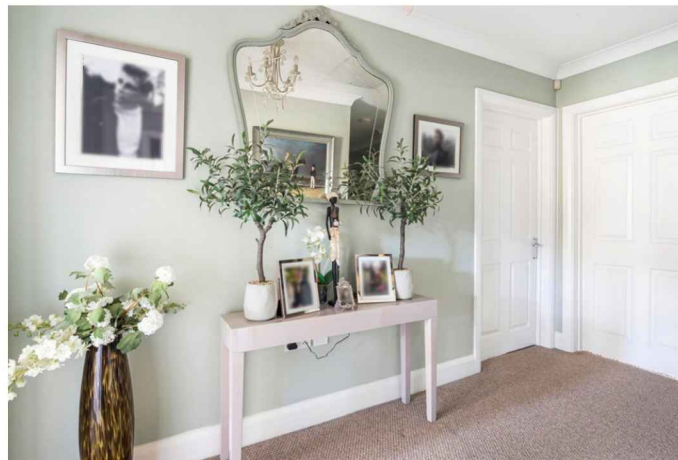
**Guide Price £775,000**



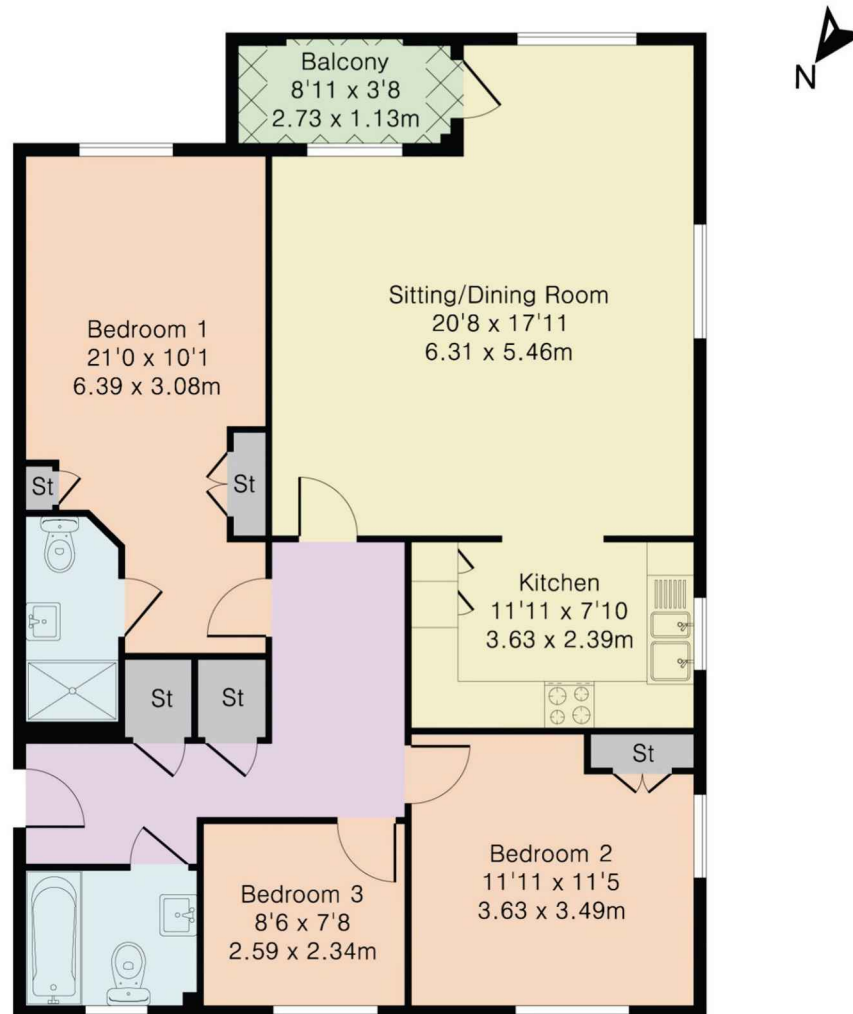




The apartment is located just off the Woodstock Road within half a mile of the Summertown shopping parade with its range of independent retailers, coffee shops, bakery and delicatessens plus M&S and Co-op food stores. There are excellent independent and state schools nearby and leisure facilities including Nuffield Health and North Oxford golf and tennis clubs. Oxford city centre is 1.5 miles to the south via Woodstock Road and there are pleasant walks to Wolvercote and through the 300 acres of Port Meadow just to the west. Oxford Parkway station offers a 60 minute service to London Marylebone and there is access to the A40 and A34 via the Wolvercote roundabout.



Approximate Gross Internal Area 1054 sq ft – 98 sq m



Second Floor