



THOMAS
MERRIFIELD
SALES LETTINGS

35 Foundry House
Walton Well Road, Jericho, Oxford, OX2 6AQ

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A second floor two bedroom apartment with a west-facing balcony in this landmark canal side development in Jericho just north of Oxford city centre

- Living/dining area with door to balcony overlooking canal
- Open-plan fitted kitchen
- Main bedroom with en-suite shower room
- Double second bedroom
- Bathroom with Villeroy & Bosch fittings
- Passenger lift
- Secure basement parking space
- Lease: 111 years remaining. Ground Rent: £200 pa
- Service Charge: £2,096 pa
- EPC Rating: B

A sleek and well-designed second floor apartment with westerly views across Oxford Canal and a spacious living area and open-plan kitchen. Both double bedrooms have fitted wardrobes and the main bedroom has an en-suite with over-sized shower, wall-hung Villeroy & Boch sanitary ware, ceramic tiled floor and recessed shelving and mirror. There is a separate bathroom and useful storage to the hallway including a utility/airing cupboard with plumbing for a washing machine.

The kitchen appliances are integrated and the heating is via a wired underfloor system. Windows are powder coated aluminium double-glazed units and there is a video entry phone system. There is a passenger lift and allocated parking space and cycle storage within the secure basement carpark.

Price £610,000 Leasehold





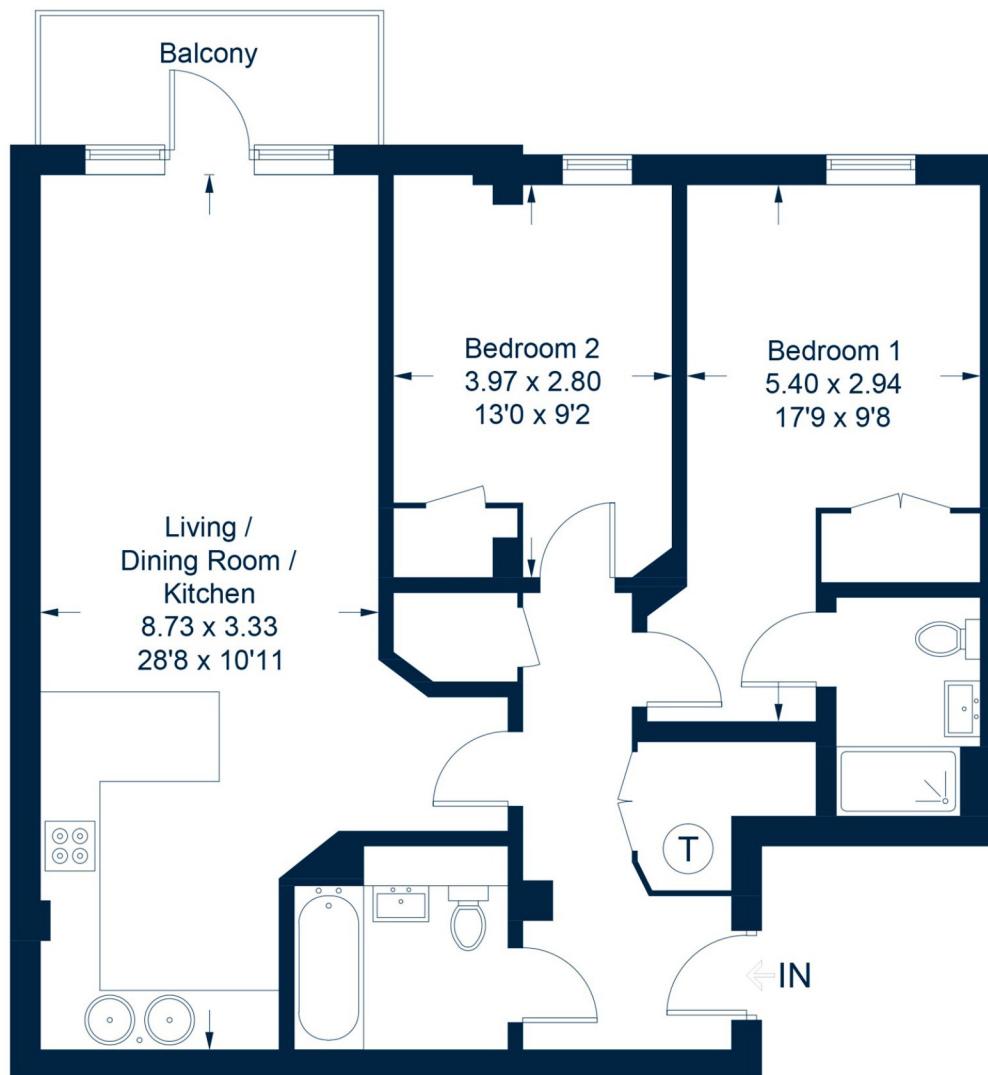
Oxford Waterfront is located on the Oxford Canal within $\frac{1}{4}$ mile of the 300 acre Port Meadow giving access to the River Thames or Isis, with walks to The Perch public house and to the village of Wolvercote approximately 2 miles to the north.

The development is in a quiet position at the northern end of Walton Street between Jericho and Central North Oxford. As such, the eclectic mix of shops, restaurants and pubs of popular Jericho are within $\frac{1}{4}$ mile of the property. Oxford City centre is approximately $\frac{1}{2}$ mile to the south and Oxford railway station is approximately $\frac{3}{4}$ mile distant providing a 60 minute service to London Paddington.



Approximate Gross Internal Area

77.1 sq m / 830 sq ft



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