



**Iffley Road**  
Oxford

**Carter Jonas**

## 95 IFFLEY ROAD OXFORD OX4 1EG

Prime Central East Oxford location  
3 self-contained flats with 3 off-street parking spaces  
Current gross annual income of £49,200  
Much scope for improvement

### DESCRIPTION

A Victorian house which has been converted into three flats, each with their own entrance. The ground floor has two, one-bedroom flats, one of which benefits from its own small area of garden. A three bedroom flat occupies the first and second floors. Unusually for properties in this location, there are three off street car park spaces to the rear.

Current rents are as follows:

95 Iffley Road - £1300  
95B Iffley Road - £1300  
95A Iffley Road -£1500

Total annual income = £49,200 giving a gross yield of 5.45%

There is scope to increase the rents further and to consider letting the car park spaces separately to the flats which should then generate a gross yield in excess of 6%.

### LOCATION

Located just along from the famous track where Sir Roger Bannister broke the 4 minute mile and just a stone's throw from the beautiful and historic city of Oxford; Iffley Road is a highly sought-after area to live and provides easy access to university departments, hospitals and Oxford City. Residents can enjoy the eclectic mix of restaurants, bars and shops on Cowley Road and access to cycle paths and public transport.

## AN INVESTMENT OPPORTUNITY TO ACQUIRE A THREE STOREY HOUSE CONVERTED INTO TWO ONE-BEDROOM FLATS AND A THREE-BEDROOM FLAT WITH PARKING IN THIS PRIME CITY LOCATION



## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX4 1EG

EPC Ratings: C (all flats)

Tenure: Freehold with the flats subject to Assured Shorthold Tenancies.

Local Authority: Oxford City Council

Located in the St Clements and Iffley Road Conservation Area.

Council Tax Bands: 95-B, 95A- D, 95B -B

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service outside at the property with limited indoor on some networks.

Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), but indications are that ultrafast speeds are available in this location.



**Approximate Gross Internal Area 1908 sq ft - 176 sq m**

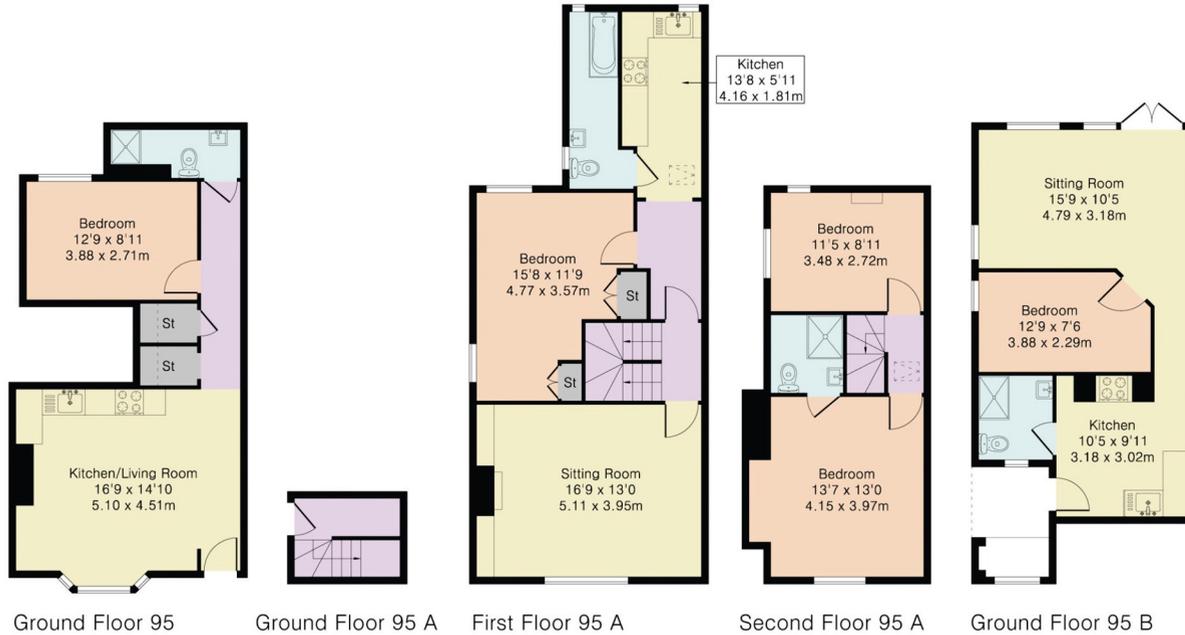
Ground Floor 95 Area 464 sq ft – 43 sq m

Ground Floor 95 A Area 47 sq ft – 4 sq m

First Floor Area 618 sq ft – 57 sq m

Second Floor Area 347 sq ft – 32 sq m

Ground Floor 95 B Area 432 sq ft – 40 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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