



Clear Water Place
Oxford

Carter Jonas

4 CLEAR WATER PLACE OXFORD OX2 7NL

Modern first-floor apartment
Two double bedrooms
Newly refurbished bathroom
Allocated parking space

DESCRIPTION

A stylishly presented modern first floor flat with a well planned accommodation layout comprising, entrance hall, sitting room, separate kitchen with built in appliances, two double bedrooms and a bathroom.

The flat further benefits from an allocated parking space.

The property would make an ideal home or rental opportunity.

LOCATION

Clear Water Place is located on the well regarded Waterways development just off the Woodstock Road. It provides good access to nearby Summertown where there is an appealing array of shops, cafes and restaurants.

It is further well located for the Oxford schools and to the north is Oxford Parkway with a regular service to Marylebone.

Nearby Port Meadow provides a wonderful open space with access to the river Thames. The city centre is approximately 1.5 miles to the south.

A STYLISHLY PRESENTED TWO-BEDROOM APARTMENT PERFECTLY LOCATED FOR BOTH THE AMENITIES OF SUMMERTOWN AND THE CITY CENTRE



FURTHER INFORMATION

Tenure: leasehold with approximately 105 years remaining

Ground Rent: £50pa

Service charge: c.£1005pa

Mains electricity, water and drainage connected

Electric underfloor heating and hot water

Allocated parking space

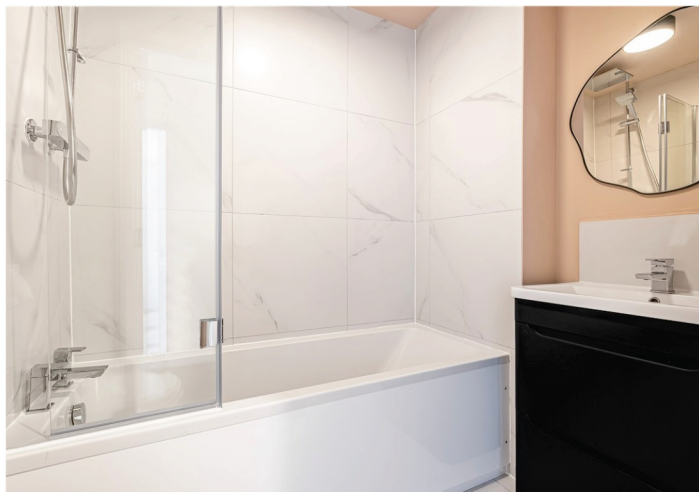
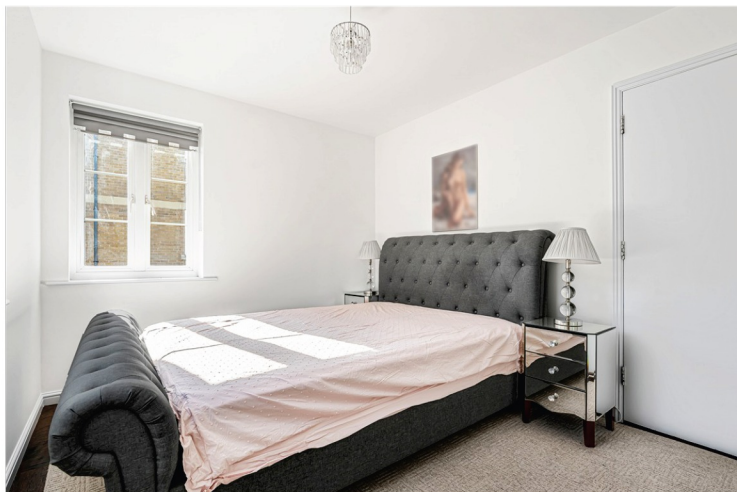
High speed broadband available

ADDITIONAL INFORMATION

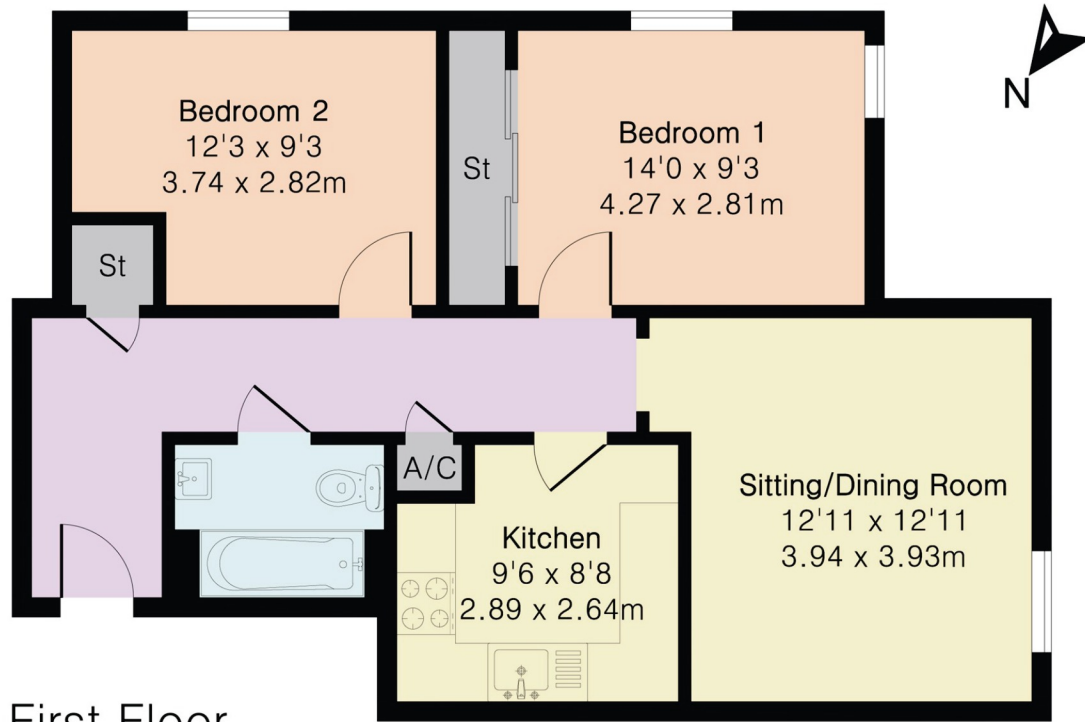
Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX2 7NL

what3words:/// ropes.sound.riots



Approximate Gross Internal Area 651 sq ft - 60 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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