



44 BUTLER CLOSE OXFORD OX2 6JG

Innovative contemporary design
Desirable central location
Underfloor heating throughout
Garage & permit parking

DESCRIPTION

An exceptional ground floor studio apartment which has been beautifully designed to create a bedroom with ensuite shower room at the rear of the apartment with frosted glass sliding doors separating the bedroom from the living area but allowing light into the bedroom.

The living area has a super kitchen to one side with base and wall units and a light sitting and dining area. The apartment has underfloor heating and overlooks lawn interspersed with trees and shrubs. It also has the added benefit of a garage and permit parking.

LOCATION

Butler Close is situated in one of the most desirable parts of the city in Central North Oxford. It is well positioned for access to Jericho with local shops, bars, restaurants and the exciting new Schwarzman Centre which, when built, will house a concert hall and theatre. North Parade is even closer for essential groceries, pubs and restaurants.

The City Centre, university departments and a broader range of amenities are a short distance away and easily accessed on cycle paths or regular public transport. In addition, bus and rail stations provide excellent services to London.

A BEAUTIFULLY PRESENTED STUDIO APARTMENT WITH A SUPERBLY CREATIVE LAYOUT IN A DESIRABLE LOCATION IN CENTRAL NORTH OXFORD. AN EXCELLENT INVESTMENT PROPERTY, PIED-A-TERRE OR FIRST PURCHASE.



Further Information

Leasehold: 999 years from 2017

Ground rent: none

Managing agents: Ellwood and Co.

Annual service charge: £2,000pa

Butler Close Management Company comprises all owners of flats in the block.

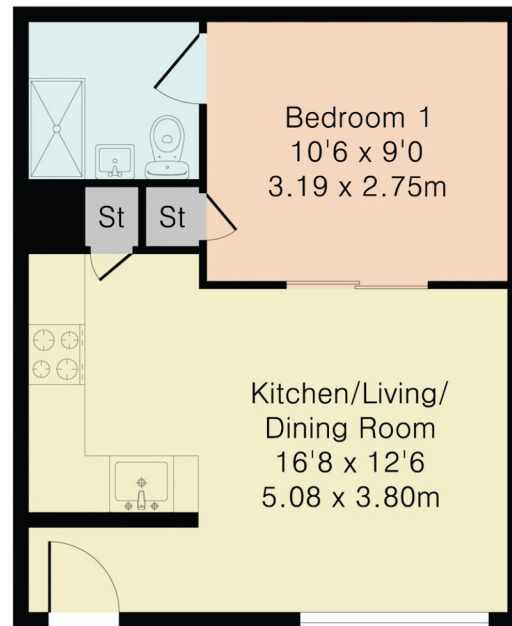
ADDITIONAL INFORMATION

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

Directions: OX2 6JG



Approximate Gross Internal Area 342 sq ft – 32 sq m



Ground Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

IMPORTANT INFORMATION

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