



PRICE: £379,950 Lease of 999 years (Balance of 953 years remaining)

BINSEY, OXFORD

Oxford City Centre c.1 mile Oxford Station c.0.4 mile

With a wonderful open view across the Binsey meadows and located above the eastern bank of a tributary of the Thames, a fully refurbished 2 bedroom apartment with a lovely light interior. Contemporary fully equipped kitchen. Newly installed fully tiled bathroom. Gas fired radiator central heating with newly installed boiler. Undercroft garaging. Walk to The Perch 'Gastro Pub' and to Beautiful Port Meadow.

(TOTAL FLOOR AREA: c.617 sq ft / 57 m2 inc balcony)

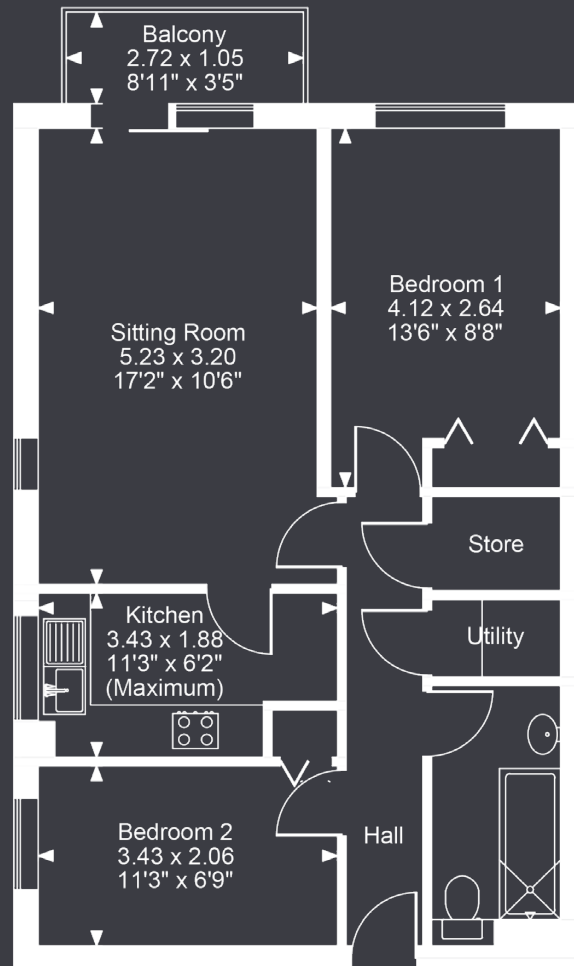
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72 Edwin Court, Binsey Lane, Oxford, Oxfordshire, OX2 0QJ

Approximate Gross Internal Area

604 Sq Ft/56 Sq M

Balcony external area = 31 Sq Ft/3 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Directions: Leave the A34 Oxford Ring Road at the Botley junction and proceed down the short section of dual carriageway to the traffic lights, where you turn left on to the Botley Road heading for the city centre. Continue to the large Waitrose store on your left and shortly thereafter turn left into Binsey Lane and Edwin Court is the last building on your right before you reach the river bridge. For viewing, please park on Binsey Lane and the subject property is accessed via the entrance door on Binsey Lane.

- Beautiful open view over Binsey meadows
- Very light interior opening onto a balcony above a Thames tributary
- Fully refurbished in 2023
- Walk to The Perch 'Gastro Pub' and also to the City Centre
- Walk to the city centre c. 1 mile
- Walk to The Westgate retail & restaurant quarter
- Balance of Lease:- 953 Years
- Service Charge: £3249.64pa

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