



3 CLEAR WATER PLACE OXFORD OX2 7NL

2 bedrooms
2 bathrooms
Allocated parking
NO ONWARD CHAIN

DESCRIPTION

An exceptional and surprisingly spacious maisonette offering 1079sqft of accommodation on the top two floors of this much sought after location in North Oxford within easy reach of Summertown.

The entrance hall opens on to a light and spacious kitchen/dining/sitting room with three generous, north westerly facing windows allowing the light to flood in. There is also a cloakroom on this floor and stairs taking you to the top floor where two good size double bedrooms are located, one with an ensuite shower room the other with an ensuite bathroom with separate shower.

LOCATION

The maisonette lies in a very convenient position with good access to Summertown and Oxford city centre. It is well located for Oxford's excellent choice of schools and access to university departments, parks and open spaces.

Oxford Parkway railway station is just to the north with a regular service to London Marylebone in approximately 55mins. Nearby, Summertown offers a good choice of supermarkets, shops, cafes, restaurants, a bookshop and tempting patisserie.

AN EXCEPTIONAL AND SURPRISINGLY SPACIOUS MAISONETTE OFFERING 1079SQFT OF ACCOMMODATION ON THE TOP TWO FLOORS OF THIS MUCH SOUGHT AFTER LOCATION IN NORTH OXFORD WITHIN EASY REACH OF SUMMERTOWN AND OXFORD CITY. NO ONWARD CHAIN.



Further information

Council Tax Band E: £2985 2024-2025
Management Company: First Port
Service charge: £2358.38pa
Ground rent: £400pa

Mobile phone coverage and speeds can be checked here:
checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here:
checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

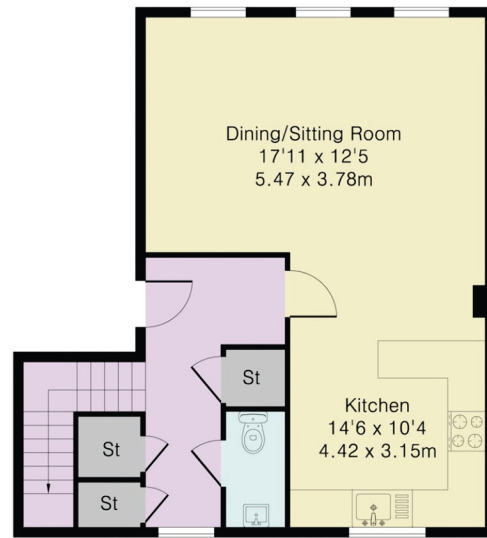
ADDITIONAL INFORMATION

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

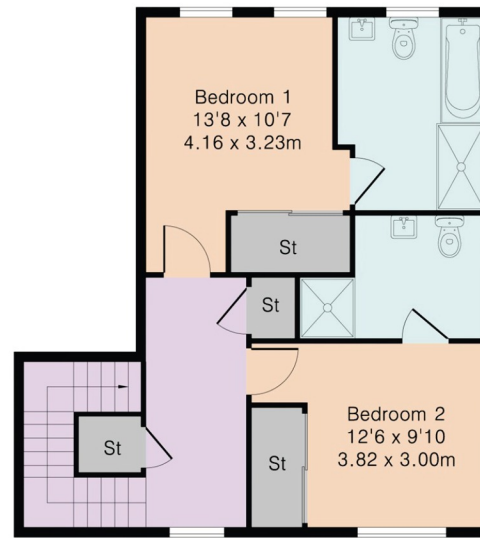
Directions: OX2 7NL



Approximate Gross Internal Area 1078 sq ft – 100 sq m
 First Floor Area 539 sq ft – 50 sq m
 Second Floor Area 539 sq ft – 50 sq m



First Floor



Second 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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Offices throughout the UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	71
(39-54) E		
(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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