

32 FOLLY BRIDGE COURT

SHIRELAKE CLOSE, OXFORD OX1 1SW

32 Folly Bridge Court

Shirelake Close, Oxford OX1 1SW

A spacious one-bedroom apartment with allocated underground parking and located on the first floor of this desirable riverside development.

The property is the perfect home for professionals and is available with no onward chain.

The accommodation comprises an entrance hall with built-in storage, a generous reception room, a kitchen, double bedroom, and a bathroom.

Folly Bridge Court is located within the heart of Oxford city centre on the edge of the River Thames. The development has beautifully maintained communal gardens and access directly onto the tow path.

There is a lift in the building for ease of access to the flat.

Westgate Oxford and the train station are both within walking distance, as well as Christchurch Meadow and the various museums and entertainment the city centre has to offer.



Communal grounds

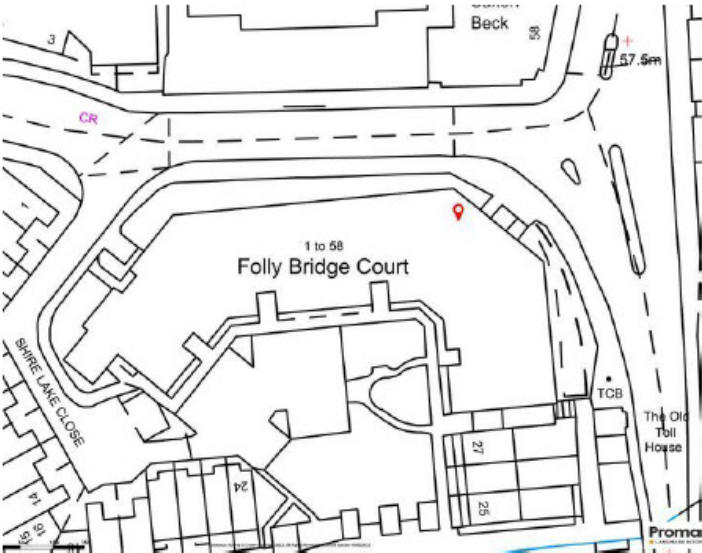
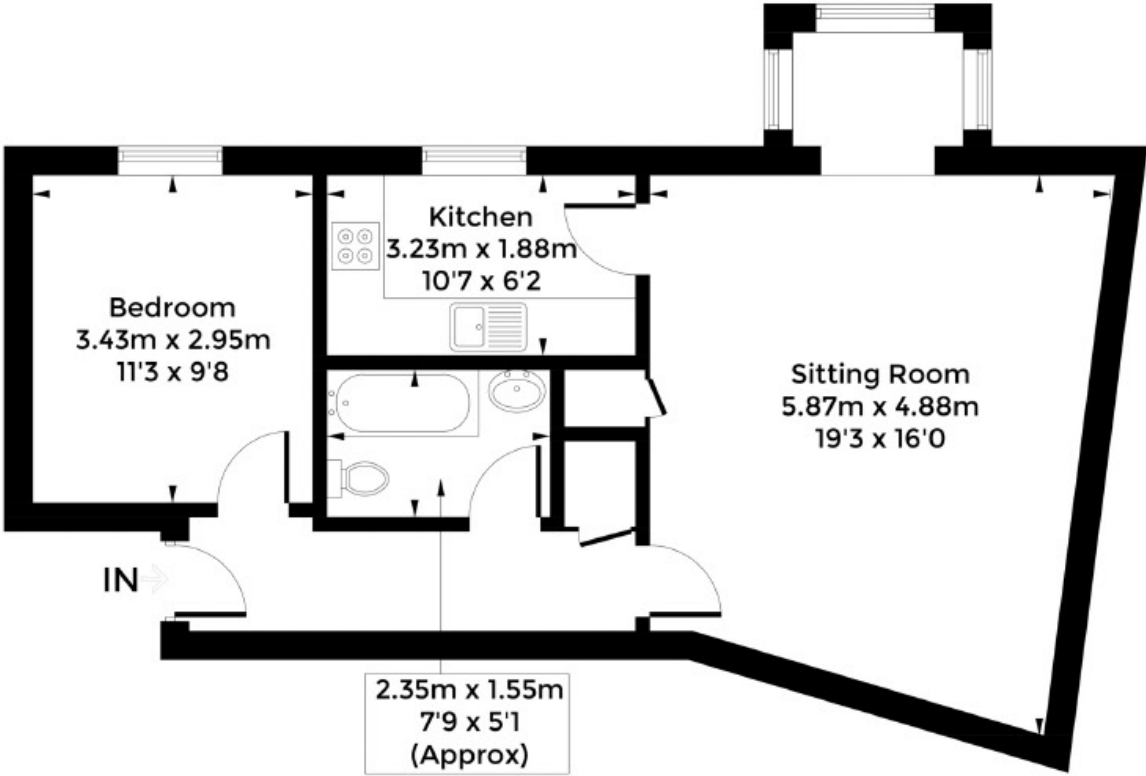
GUIDE PRICE

£325,000





Approximate Gross Internal Area = 55.9 sq m / 602 sq ft



Council Tax:
Band C - £2378.25

Parking:
Underground allocated space

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“LOCATION COMMENT

Folly Bridge Court is located on Shirelake Close in Oxford city centre. Westgate Oxford and the train station are both within walking distance as well as Christchurch Meadow and the various museums and entertainment the city centre has to offer. The property is perfect for a single person or professional couple.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est. 1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

Oxford City Centre

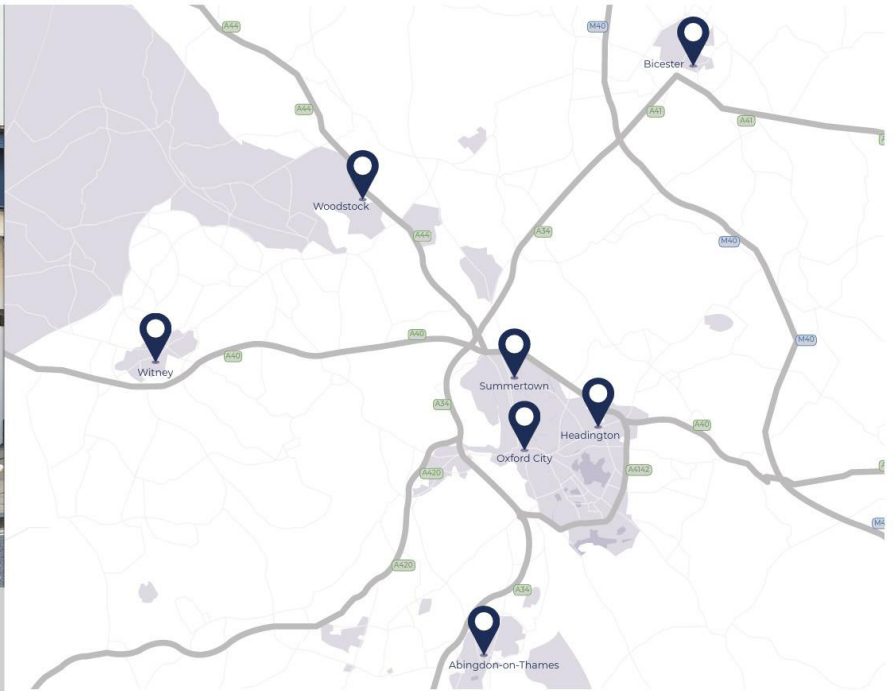
118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk



FROM LEFT:

George Houlbrooke, Millie Carless,
Robyn Marsh-Wright & Louis Howitt



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



breckon.co.uk

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.