



**17 Rowland Hill Court**  
**Osney Lane**  
CITY CENTRE OX1 1LE

# 17 Rowland Hill Court Osney Lane

CITY CENTRE OX1 1LE

A two-bedroom, two-bathroom first floor apartment located in the popular Rowland Hill Court development next to Oxford train station.

The property has just been refurbished throughout and features a new kitchen as well as a new heating system. There is allocated parking for one car.

The accommodation comprises an entrance hall with built in storage, a spacious sitting room with attractive views from the Juliet Balcony, a kitchen, master bedroom with ensuite shower room, second double bedroom, and a family bathroom.



2



1



2



Communal grounds

## GUIDE PRICE

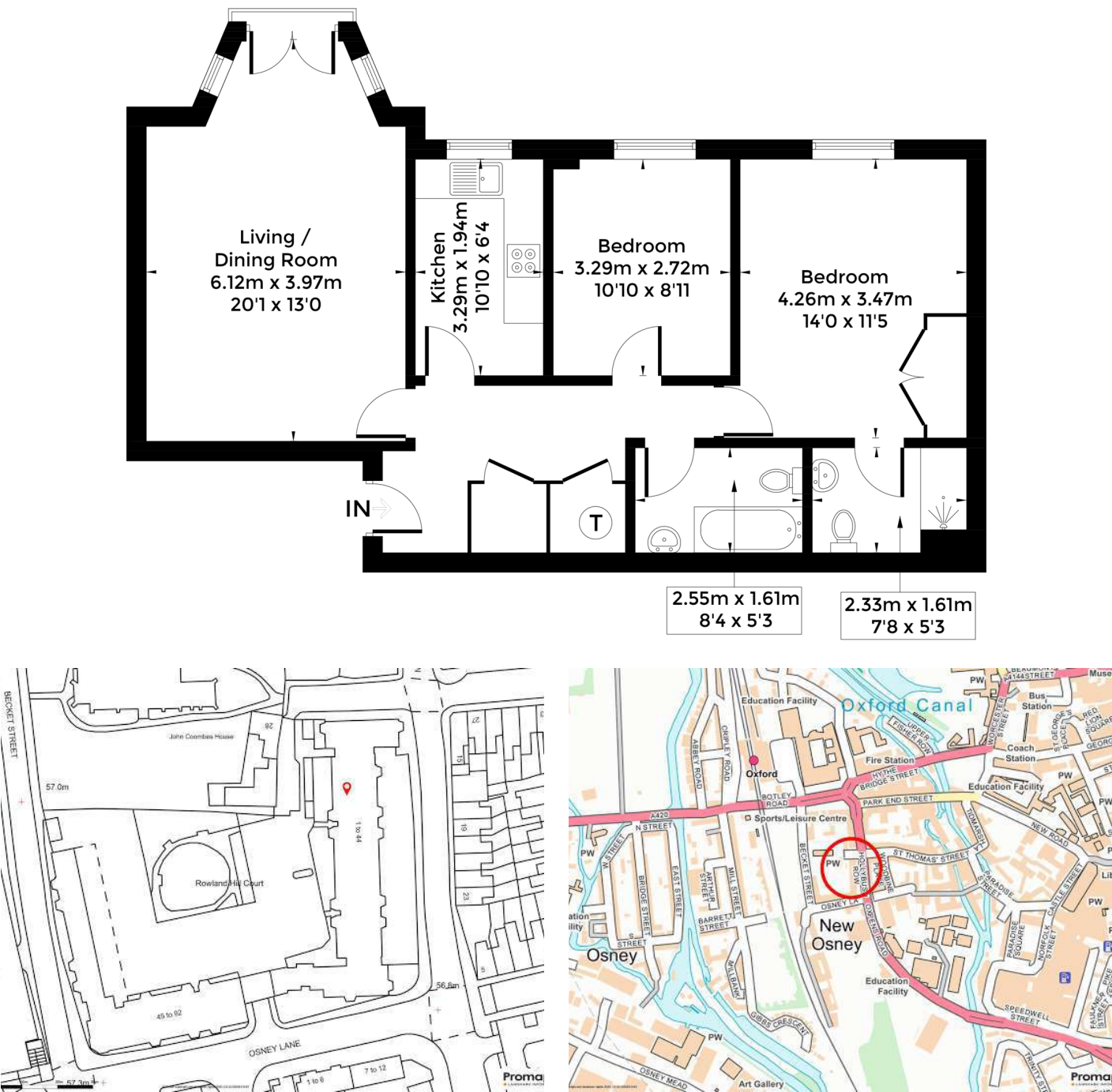
**£475,000**







Approximate Gross Internal Area = 73.9 sq m / 795 sq ft



**Council Tax:**  
Band E - £3270.10

Allocated space

Oxford City Council

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            | 84      | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |



# Great 2-bed 2-bath apartment

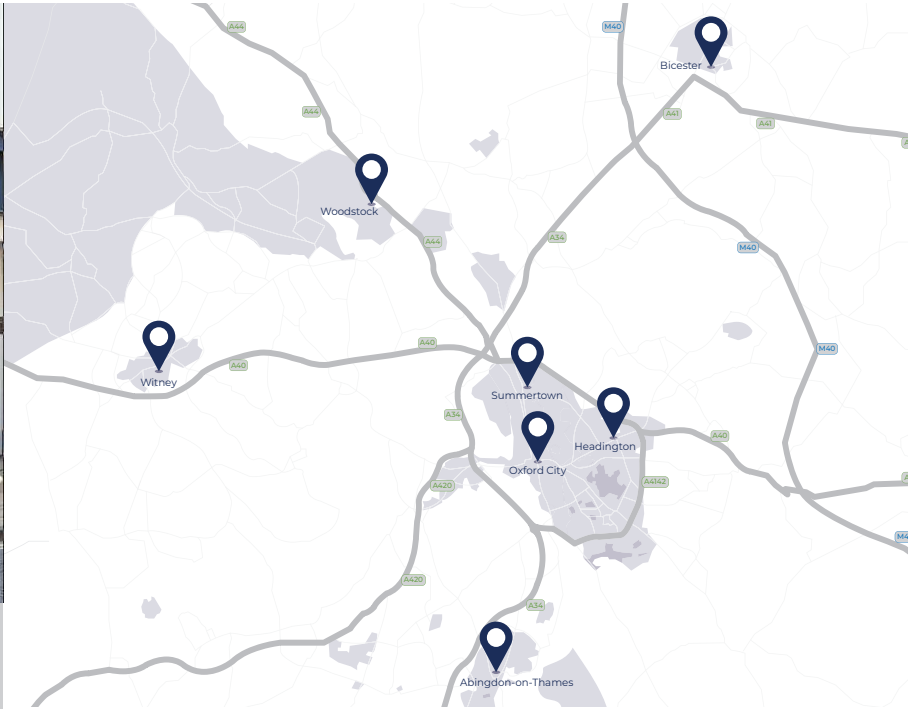
*Rowland Hill Court is just a short walk from Oxford train station, providing quick and convenient access to London. The city centre, historic colleges, and the Westgate shopping centre are all only minutes away, offering a wide variety of shops and restaurants.*





## OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

**Breckon & Breckon**  
est.1947



### Oxford City Centre

118 High Street  
Oxford  
OX1 4BX

t: 01865 244 735  
e: [post@breckon.co.uk](mailto:post@breckon.co.uk)



Wai Hoong Yee, Robyn  
Marsh-Wright, George Houlbrooke  
& Millie Carless

### Summertown

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

### Headington

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

### Abingdon-on-Thames

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

### Witney

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

### Woodstock

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

### Bicester

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

### New Homes

t: 01865 261 222  
e: [newhomes@breckon.co.uk](mailto:newhomes@breckon.co.uk)

### Land Team

t: 01865 558 999  
e: [land@breckon.co.uk](mailto:land@breckon.co.uk)

### Letting and Property Management

t: 01865 20 1111  
e: [lettings@breckon.co.uk](mailto:lettings@breckon.co.uk)

### Creative Department

t: 01865 310 300  
e: [creative@breckon.co.uk](mailto:creative@breckon.co.uk)

### Bespoke by Breckon

t: 01865 765 555  
e: [bespoke@breckon.co.uk](mailto:bespoke@breckon.co.uk)