

Flat 6, 96 West Way

Botley, Oxford, OX2 9JU

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An immaculately presented, high-specification, one-bedroom second-floor apartment set within a contemporary development in Botley. Positioned as a complete turnkey property, it offers a well-proportioned layout combined with modern, high-quality finishes throughout.

The accommodation features a welcoming entrance hall leading to an open-plan kitchen and living area, designed for both practical living and entertaining. Sliding doors open onto a private balcony extending across to the double bedroom. The kitchen is equipped with integrated Bosch appliances, and the property is further complemented by a sleek modern bathroom and generous built-in storage. Additional benefits include allocated parking, with the possibility to install an EV charger, and the advantage of no onward chain.

GUIDE PRICE

O.I.E.O: £285,000



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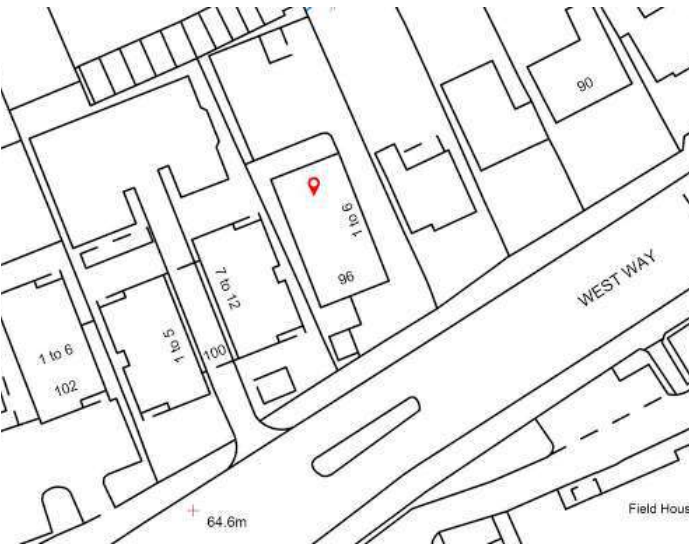
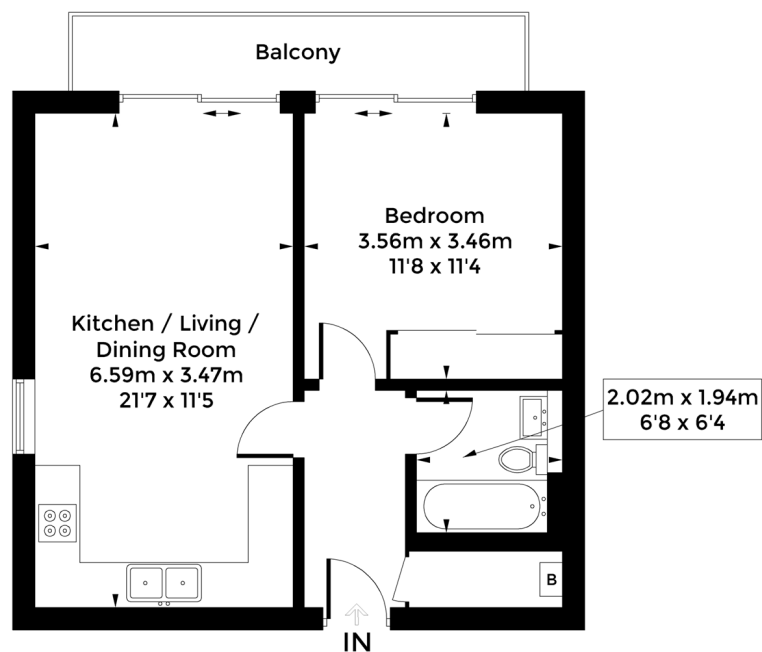


Balcony





Approximate Gross Internal Area = 47.3 sq m / 509 sq ft



Council Tax:
Band B - £2,004.68

Allocated off-street parking

Vale of White Horse District Council

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

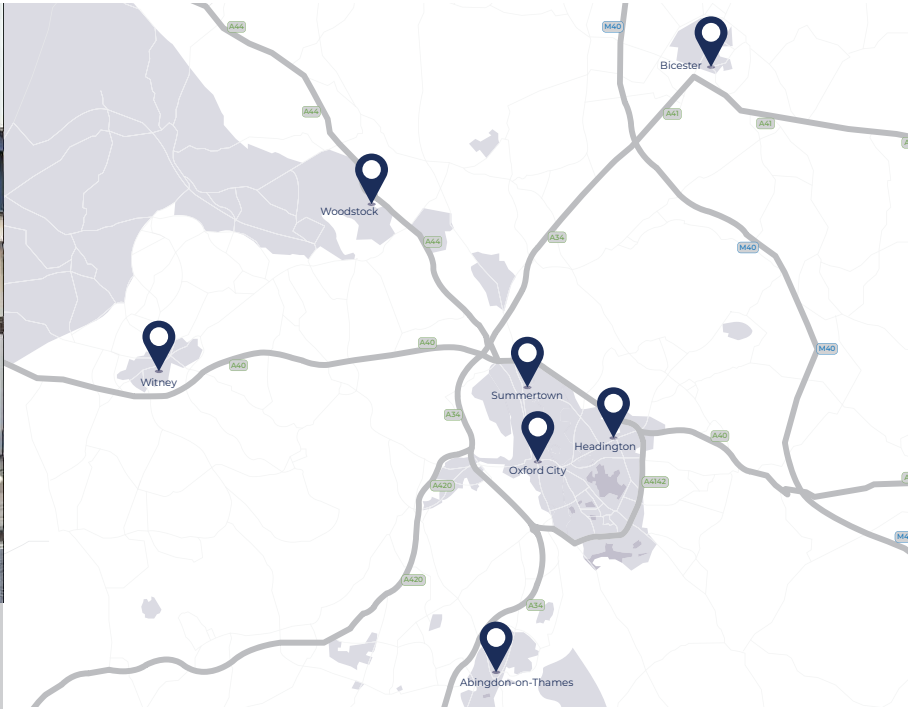
LOCATION COMMENT

Constructed in 2019, 96 West Way is situated approximately two miles west of Oxford's historic city centre. The location offers excellent connectivity via regular bus and rail links to central Oxford and London, alongside swift access to the A34 and A420. Residents enjoy immediate proximity to West Way Square, providing a range of convenient daily amenities, including independent cafes, essential services, and local dining. Also nearby are countryside and scenic walking routes, including the wooded paths of Raleigh Park, the nature trails at Botley Park, and expansive trails leading toward Wytham Woods and the Cumnor Hills are all within easy reach, offering plenty of green space just moments from the door.



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