



Flat 1, 25B Leopold Street, Oxford

Oxford

£320,000

Flat 1

25B Leopold Street, Oxford

Freshly painted, chain-free 2-bed flat in East Oxford close to the centre (5min cycle). Vacant, 525sqft, open-plan living, bike store, permit parking. EPC C, 100-year lease. Walk to cafes, pubs and shops.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Vacant and available immediately with no onward chain
- Newly decorated - good order throughout (move straight in)
- 5 minute cycle into the city (20 minute walk)
- Close to the amenities of Cowley Road, Iffley Road and city centre
- Communal secure bike store
- Proven investment with strong and consistent rental yield
- Small block - professionally managed





A freshly painted two-bedroom apartment in a brilliant Oxford location – vacant, chain-free and ready for its next owner.

Tucked away on Leopold Street, you're within easy reach of central Oxford while having the cafés, restaurants, shops and everyday amenities of East Oxford close at hand. For anyone who wants to enjoy Oxford without relying on a car for everything, it's a very convenient place to live.

Inside, the apartment has just been freshly painted and is vacant, so there's no waiting around for tenants to leave or a seller to find somewhere else.

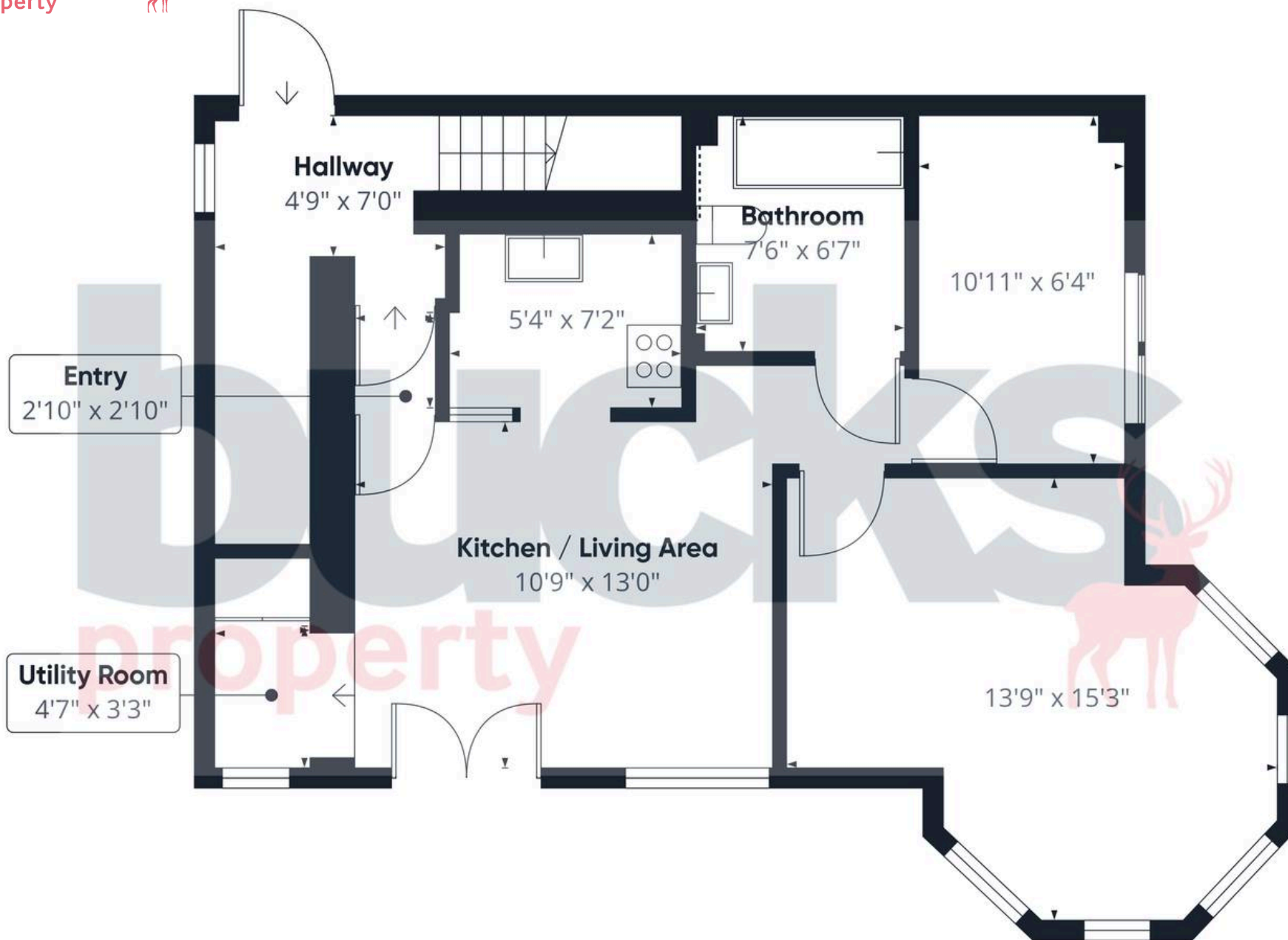
The accommodation extends to approximately 525sqft (49sqm) and includes a special feature master bedroom with octagonal bay window and a good second bedroom too, a bathroom and an open-plan kitchen/living space, along with a little corner nook – a useful addition that previous residents have used as a home working space.

The main living space has plenty of room for both sitting and dining, while the second bedroom gives the flat some welcome flexibility: proper second bedroom, home office, guest room or a combination of the three.

The property was built in 2001 and has gas central heating, with a new boiler installed in 2025. Its current EPC rating is a strong C at 78, and Council Tax is Band C. Secure communal bike store on ground floor. This is a small block of 3 flats, professionally managed by a block manager.

It's a straightforward proposition: a well-located, freshly presented two-bedroom Oxford apartment that you can move into and make your own from day one. And then cycle into the city in 5 minutes.





Approximate total area⁽¹⁾
610 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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