



JCP

ESTATE AGENTS

OXFORD

**40 Burford Lodge
Pegasus Grange
Oxford
OX1 4QG**

Price £395,000

This is a quietly positioned, second floor, two bedrooomed apartment with two bathrooms in Pegasus Grange; a highly regarded and sought after independent living site within easy reach of Oxford City Centre and offering an impressive range of on-site facilities, specifically for the over 55s. The development comprises 91 flats in four buildings. Within the development there is a development manager, 24 hour call system, residents' lounge, library, guest accommodation, laundry, gymnasium, indoor heated swimming pool, roof terrace with herb garden and beautifully kept communal gardens. A range of clubs and activities have been established by the residents making the development a diverse and stimulating environment. The flat has the tremendous advantage of an en-suite bathroom to the master bedroom, a second bedroom with additional bathroom, light and spacious sitting room with pleasant views over the courtyard and fitted kitchen. The property has been recarpeted and redecorated. Both bedrooms are of good size. Burford Lodge is highly sought after within the development as this particular block offers excellent access to all of the on-site facilities.

Two Bedrooomed Flat | Quiet Position Within the Development | Two Bathrooms | Two Good Sized Bedrooms | Double Glazing | Economy Heating | Excellent Range Of On-Site Facilities | Parking Within The Development |

TENURE & POSSESSION
The Property is Leasehold

Service charges: £915,92 quarter yearly
Lease: 164 years remaining



LOCATION

Grandpont is an area just to the south of Oxford City Centre within half a mile of Carfax. The area has local shops, including the recently opened Tesco just at the bottom of St Aldates. There is an excellent playgroup, nursery and primary school (St Ebbes) progression locally making the area very popular with families. The area also has the highly regarded Hinksey Parks which has tennis courts, heated swimming pools and splash parks, a boating lake and a children's play area.

DIRECTIONS

From Oxford City Centre proceed heading south down St Aldates and continue over Folly Bridge onto the Abingdon Road. Take the second right turn into Whitehouse Road and the Pegasus Grange development will be found on the right.

LOCAL AUTHORITY

Council Tax Band F (2022/2023)
Oxford City Council
Telephone: 01865 249811

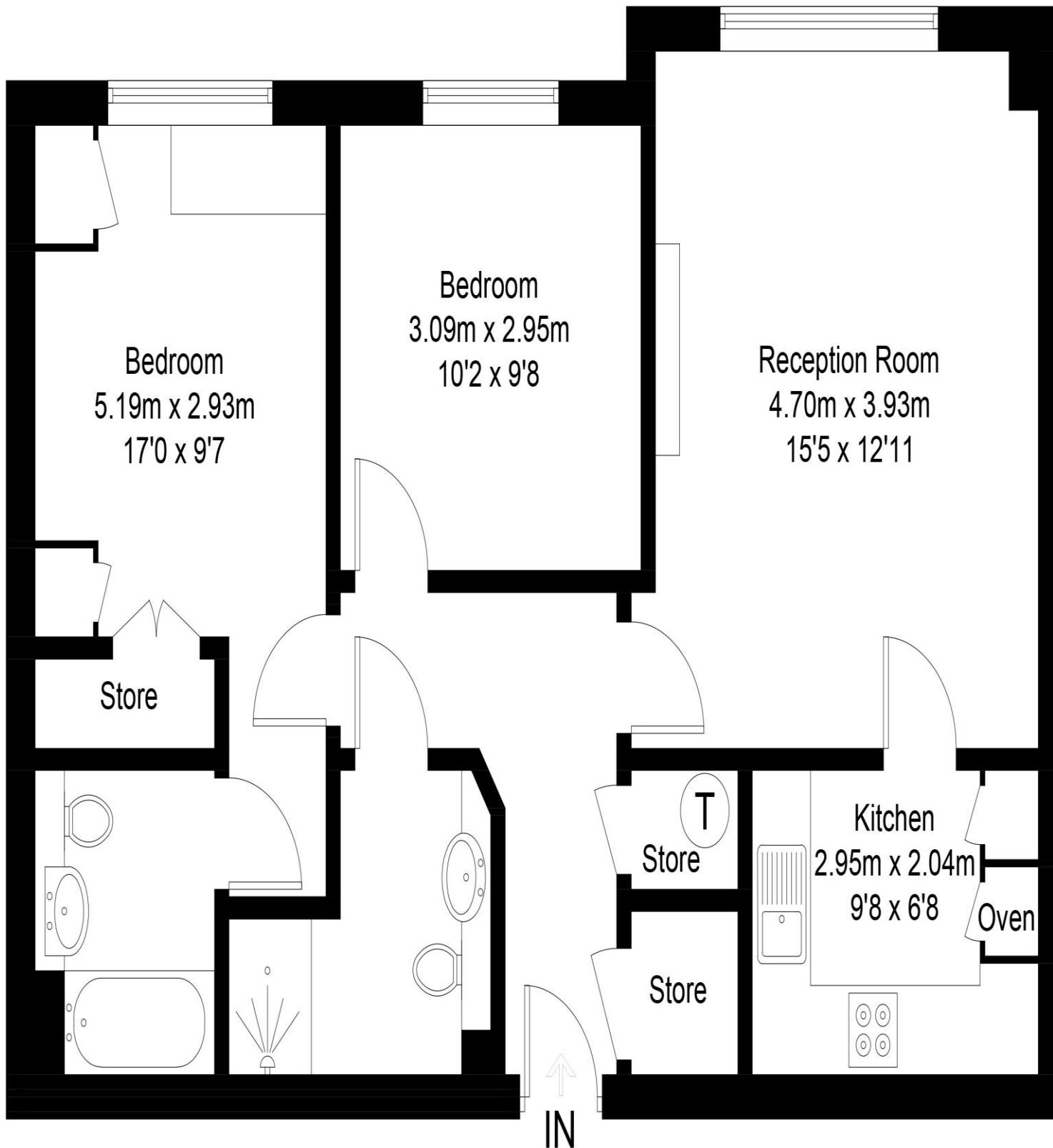




Burford Lodge, OX1

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.

© Mortimer Photography. Produced for JCP Estate Agents.

Unauthorised reproduction prohibited. (ID836859)



James C. Penny Estate Agents

Sales | Lettings | Acquisitions | Management

Central North Oxford
113 Walton Street, Oxford, OX2 6AJ

Tel: 01865 55 44 22
Email: northoxford@jcpestagents.co.uk

East Oxford
251 Cowley Road, Oxford, OX4 1XG
Tel: 01865 72 11 22
Email: eastoxford@jcpestagents.co.uk

IMPORTANT NOTICE

James C. Penny Estate Agents and their clients give notice to anyone reading these particulars that: 1) These particulars do not constitute part of any offer or contract. 2) All text, photographs, dimensions, plans and references to the condition and necessary permissions for use and occupation, and any other details regarding the property are guidelines only and are not necessarily comprehensive, and as such are given without responsibility and any intending purchasers should not rely on them as statement or fact. 3) Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained by James C. Penny Estate Agents or their clients. 4) James C. Penny Estate Agents have not tested any services, equipment or facilities at the property. Any intending purchasers must satisfy these service by inspection or otherwise. 5) No person in the employment of James C. Penny Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to the property.

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