



JCP

ESTATE AGENTS

OXFORD

40 Burford Lodge Pegasus Grange Oxford OX1 4QG

Price £395,000

This is a quietly positioned, second floor, two bedroomed 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 Bedroomed 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

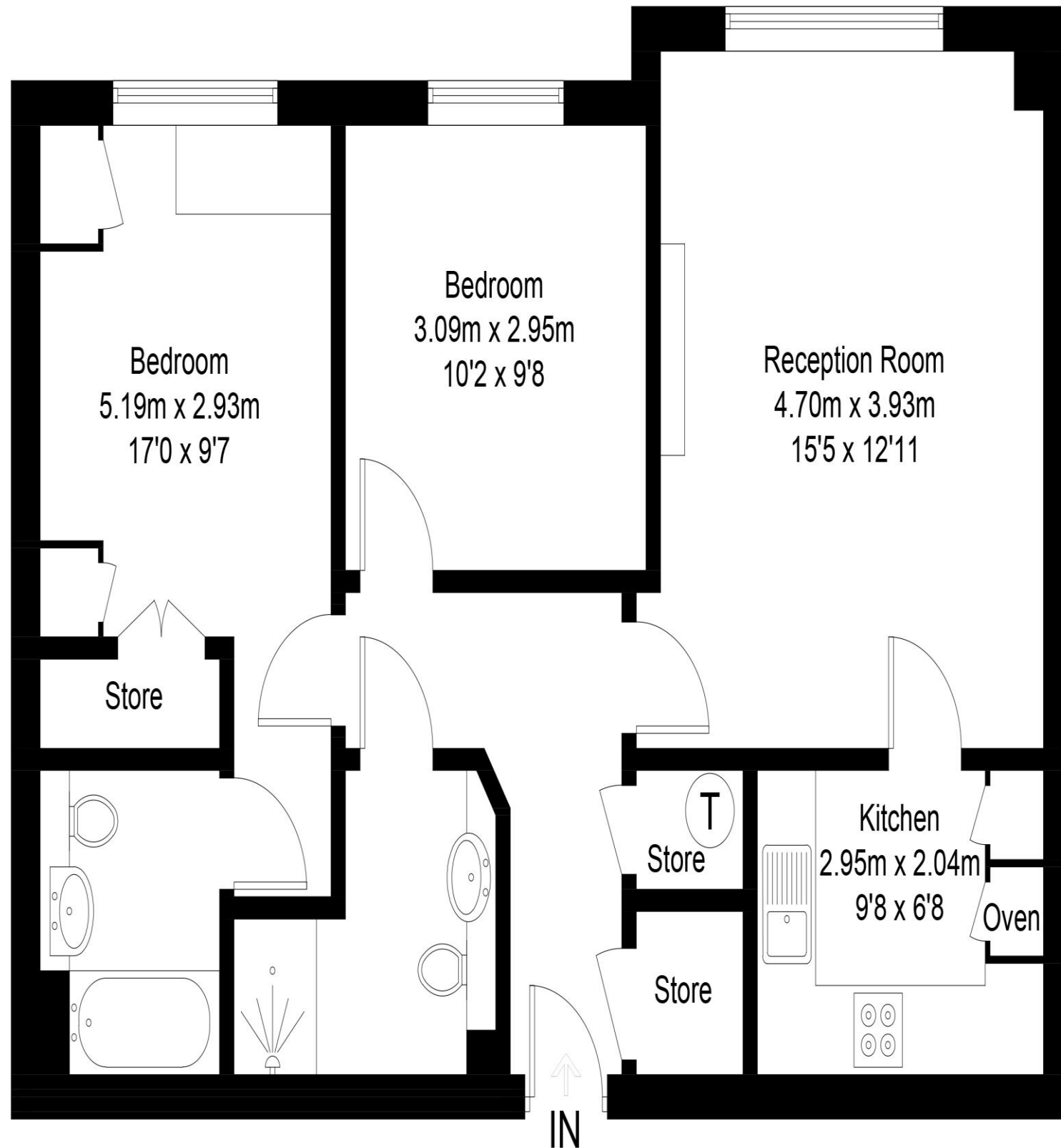




Burford Lodge, OX1

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

For identification only - Not to scale



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ESTATE AGENTS

O X F O R D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	81
(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	

Floor plan produced in accordance with RICS Property Measurement Standards.

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