



ASKING PRICE: £595,000 Lease of 125 years (balance of 103 years remaining)

A DESIRABLE INVESTMENT IN THE PERFECT JERICHO LOCATION

**Foundry House,
Eagle Works,
Walton Well Road,
Jericho, Oxford OX2 6AQ**

OXFORD - Jericho

City Centre c. 0.5 mile Oxford Station c. 0.8 mile

On the banks of The Oxford Canal, in Jericho's landmark Eagle Works building, an apartment of great scale taking in the rising sun from its striking glass balustraded steel balcony. Featuring a stylish 'social' space and open plan integrated kitchen with contemporary cabinetry. 2 Large bedrooms, one with en-suite facility. Reception hall. The benefit of Lift Access and secure gated under-croft parking. The icing on the cake... You are just a very short walk from the area's restaurants, bars, shops and the Phoenix Picture House in atmospheric Jericho. An enduring asset, in a water-side legacy building created in modern 'Industrial Revolution' vernacular architecture. A very special place to be.

(TOTAL FLOOR AREA: c.818 sq ft / 76 m2)

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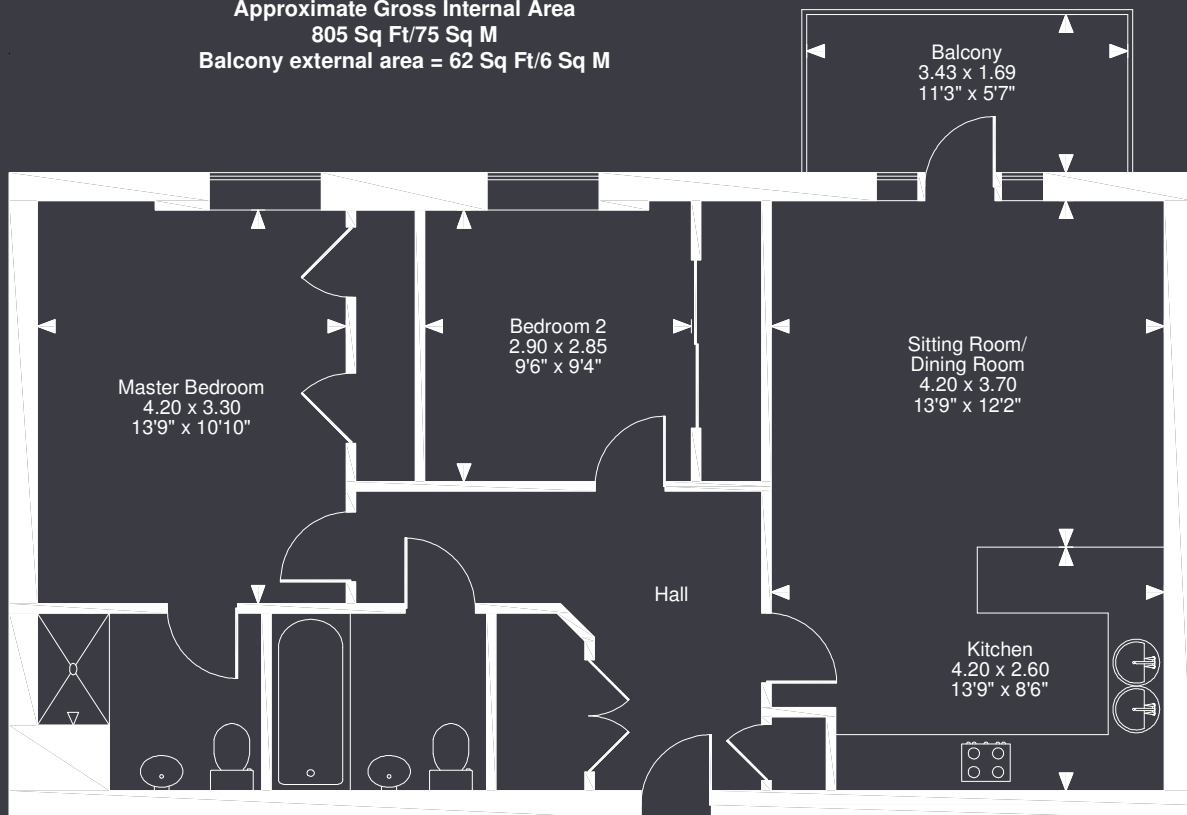
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53 Foundry House, Walton Well Road, Oxford, OX2 6AQ

Approximate Gross Internal Area

805 Sq Ft/75 Sq M

Balcony external area = 62 Sq Ft/6 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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DIRECTIONS: From The Pear Tree roundabout on the ring-road proceed down the short section of dual carriageway to the Wolvercote roundabout and straight ahead in to the Woodstock Road towards Oxford city centre turning right after c.0.75 mile when you reach St Margarets Road. At the end of which, you turn left into Kingston Road. At the end of the road turn right at the mini-roundabout into Walton Well Road. The entrance to the Eagle Works building is on the left hand side after a short distance. Walk to the right of the under-croft car park access barrier and you will reach the Foundry House entrances on your right hand side

- Discreet & peacefully located apartment
- Upper floor tree tops setting
- A short walk to restaurants & bars
- A short walk to the Phoenix Picture House
- Enduring asset in a landmark Oxford building
- Perfect for 'Down-Sizer' buyer
- Council tax band E: £2518.04 p.a.
- Service Charge:- £1,950 p.a.
- Ground Rent:- £200 p.a
- Underground secure parking
- Lift access