



**ASKING PRICE: £280,000**

LEASE OF 125 YEARS (BALANCE OF 107 YEARS)

**13, Goose Green Close, Wolvercote, Oxford, OX2 8QT**

**ENTRY LEVEL INVESTMENT INTO HIGHLY DESIRABLE WOLVERCOTE**

**WOLVERCOTE**

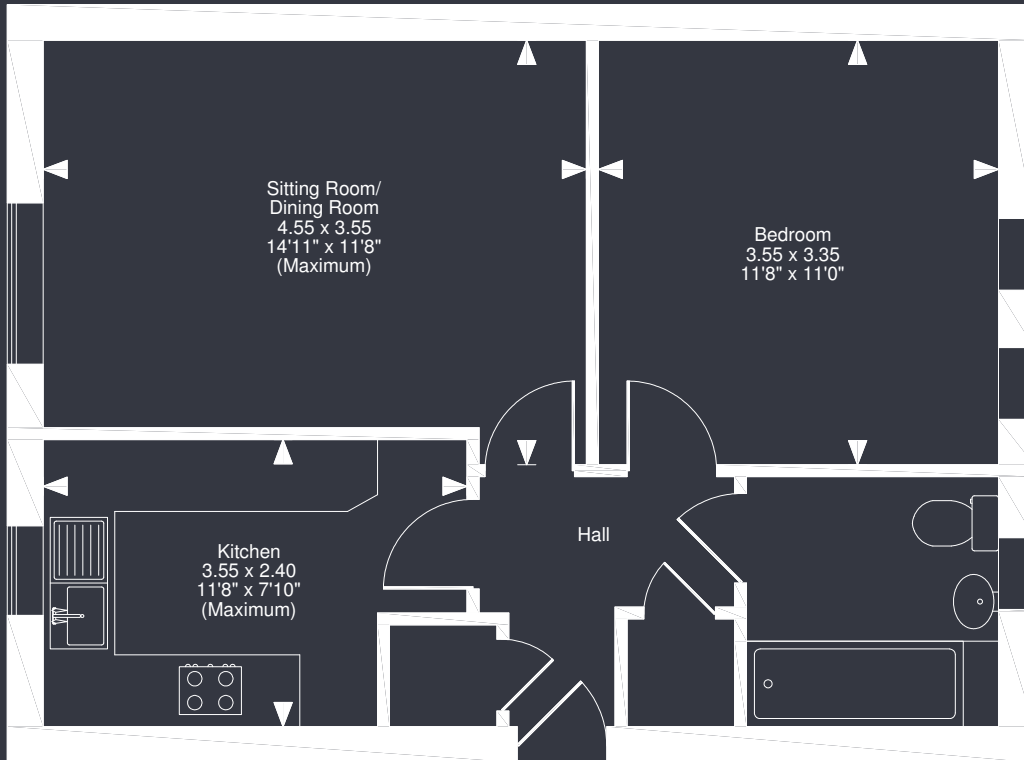
Oxford Parkway Station c.1.1 miles Oxford City Centre c.2.4 Miles Summertown c.0.7 miles

Set in amongst a treescape on the edge of Port Meadow, a well located apartment ideal for the first time purchaser or rental investor. Set on the first floor with a view of the surrounding treescape this is a light and well space planned apartment. 1 Reception Room, 1 Bedroom, Bathroom / Shower Room, Parking. A popular village with the famous Trout Public House and Restaurant located on the river in an idyllic setting. Beautiful Thames-side walks literally a few minutes from your door.

(TOTAL FLOOR AREA: c.495 Sq ft / 46 m2)

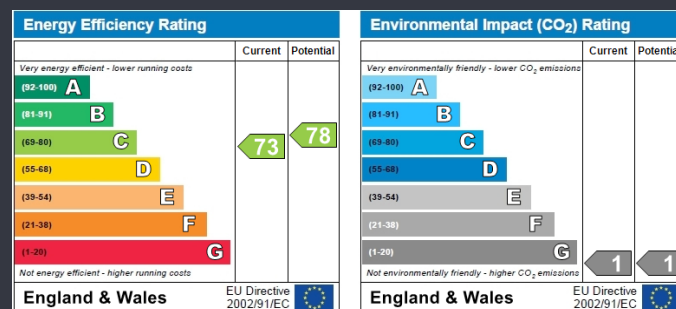
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**13, Goose Green Close, Wolvercote, OX2 8QT**  
**Approximate Gross Internal Area**  
**494 Sq Ft/46 Sq M**



**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 Wolvercote Roundabout take the Wolvercote exit and proceed over the mini roundabout to the bottom of the hill. Goose Green Close will be found on your right hand side before the turning left in to Wolvercote Green

- Apartment set on Goose Green Nature Reserve
- Highly sought after Wolvercote
- A short walk to beautiful Thames side Port Meadow
- Walk to the pub / restaurant, The Trout, made famous by Inspector Morse
- A perfect first or rental investment (5.5% gross yield)
- Council Tax Band C: £ 1831.30 p.a.
- Service Charge: £740.19 p.a
- Ground Rent: £10 p.a