



Residential investment opportunity

26/27 Grove Street, Summertown, Oxford, OX2 7JT

FOR SALE FREEHOLD

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LOCATION

The premises site on the front the entrance to the adjoining courtyard office scheme, Florence House,(that is also available).

Grove Street is one of the most desirable residential streets in north Summertown. It runs between Banbury Road and Middle way.

It is in close proximity to the BBC offices and Bower and Bailey Solicitors.

Oxford is the regional centre of Oxfordshire with an estimated population of approximately 170,000. It is world famous as a centre of academic excellence and attracts a number of hi-tech and bioscience companies as well as educational establishments. The city is almost equidistant between London and Birmingham and is linked to both by the nearby M40 motorway.

DESCRIPTION

This is a residential property adjacent to the entrance to the car park serving Florence House and The Studio. The property consists of an end of terrace two storey residential building with brick elevations under a pitched slate roof. The property has been extended to the rear with a two storey brick extension under a flat roof. We imagine that the building was originally a single dwelling but the extension has facilitated its conversion to two flats, each self contained, No 26 being on the ground floor of the building and No 27 on the first floor

ACCOMMODATION

The ground floor flat (number 26) has the following measurements;

Lounge 2.75 m x 4.46m

Bedroom (1) 2.74 m x 3.06m Bedroom (2) 3.46m x 2.93m Kitchen 3.16m x 2.16m

Bathroom 2.12m x 1.79 m Separate WC.

We have not measured the first floor but have been informed it is identical in size

PLANNING

We have not made enquiries of Oxford City Council reference the current planning situation. It obtained a planning consent for conversion TBA

COUNCIL TAX BAND

Both properties have a rating of band D

EPC

Both flats have an EPC rating of C

TERMS

The premises are available freehold with vacant possessions at a figure of £600,000 Note that they are available as a package with Florence House and The Studio that is adjoining. Stamp Duty (if bought together) will therefore be based upon commercial property rates. This should be verified with the purchaser's professional advisors.

VAT

All figures quoted exclude VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through Bruce Raybould
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