

## £165,000 Shared Ownership

The Links, Gillians Way, Oxford OX4 2YE



- Guideline Minimum Deposit £16,500
- Ground Floor
- Kitchen Separate from Reception Room
- Parking Space
- Guide Min Income Dual £40.8k | Single £47.1k
- Approx. 437 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- City Centre Within Easy Reach

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £220,000). A well-proportioned flat on the ground floor of three-storey, brick-built development next to Cowley Marsh Recreation Ground. The property has a good-sized reception room and a separate kitchen. The bedroom and bathroom are both quite spacious. Well insulated walls, double glazed windows and gas central heating make for a good energy-efficiency rating. To the rear (south-east side) of the block is a neatly-kept communal lawn and a car park which includes a space for this flat. Gillians Way allows direct access to the recreation ground and is located within easy reach of the city centre.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 24/06/1990).

**Share Available:** 75% (£165,000).

**Shared Ownership Rent:** £222.53 per month (subject to annual review).

**Service Charge:** £156.94 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £40,800 | Single - £47,100 (based on minimum share and 10% deposit).

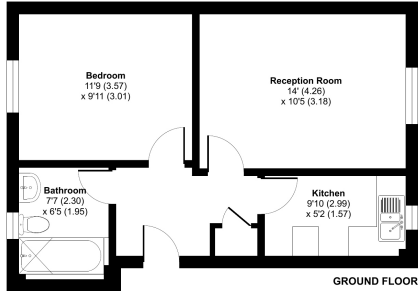
**Council Tax:** Band B, Oxford City Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



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Approximate Area = 437 sq ft / 40.5 sq m  
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2020. Prepared by Urbanmoves, Reg. 12345678

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception Room

14' 0" x 10' 5" (4.27m x 3.17m)

#### Kitchen

9' 10" x 5' 2" (3.00m x 1.57m)

#### Bedroom 1

11' 9" x 9' 11" (3.58m x 3.02m)

#### Bathroom

7' 7" x 6' 5" (2.31m x 1.96m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.