



Storeton Road, Oxton, CH43

Offers in the Region of **£140,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Arguably the best view of the development! Not only do we have views to Oxton's Rose Gardens from both the kitchen and second bedroom, but also over to the Welsh mountains from the south facing balcony to the front. There's no chain, either, so come and have a look at this rather smartly presented two bedroomed Oxton apartment...

Eversley Park development, which sits off Storeton Road, is a collection of just three blocks, all enjoying the leafy surrounds of the neighbouring rose gardens, and Oxton Arno Fields. Enjoying, too, its own communal lawns, parking, and garages.

#11 sits to the second floor and besides from having a surprising and welcomed amount of storage, also has a generous south facing living room (with the aforementioned balcony) a superb spot for our summer evenings, and, may we suggest with a glass of wine?!

There's a smartly presented kitchen, too, with view out and a collection of cabinetry and work top space - space too, for your washing machine.

Bedroom one has a large cupboard and built in wardrobes, too; bedroom two also has built in wardrobes, and then there's an extra space, either used as an oversized storage cupboard, or as prior tenants have used - as a work from home station - do note, no window, but a handy use of space, nonetheless.

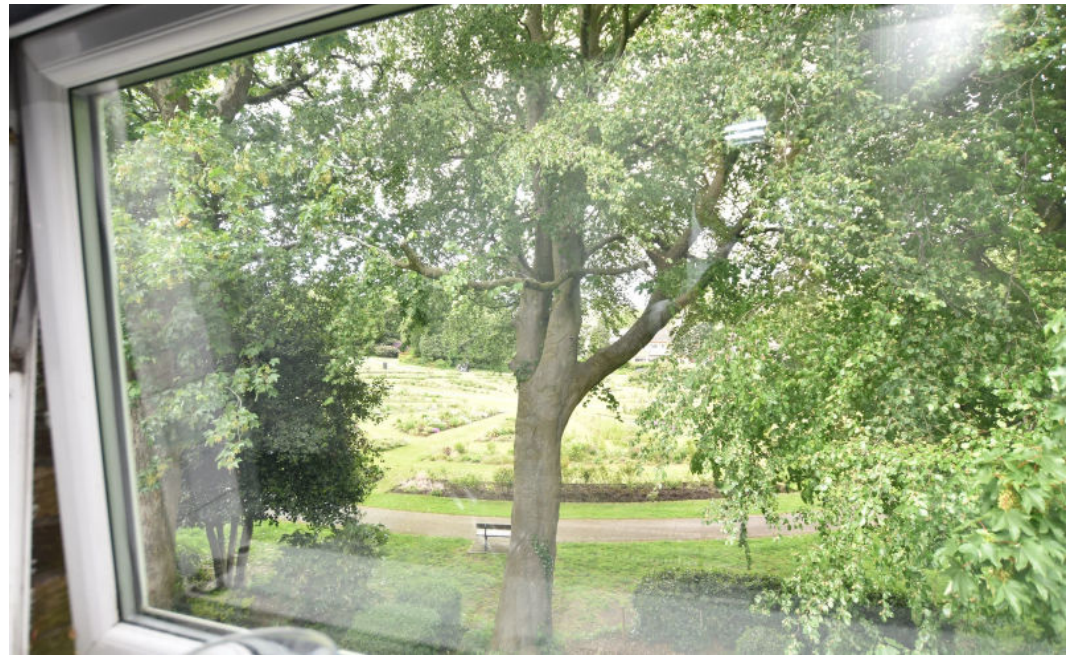
Two further storage cupboards, and a three piece bathroom suite completes the lot.

Tenure: Leasehold

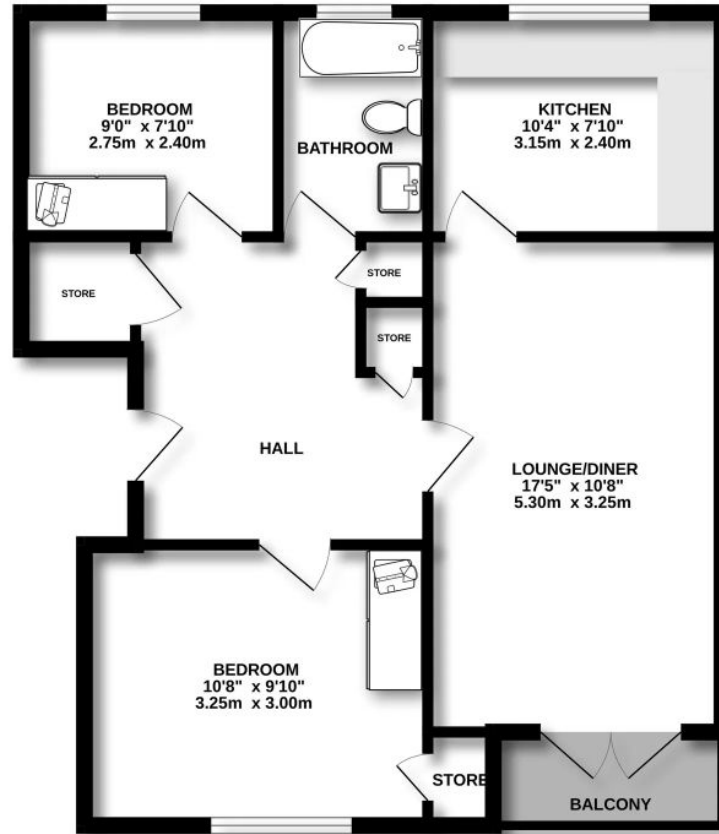
Council Tax Band: A







GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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	



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