



57 CUNLIFFE CLOSE OXFORD OX2 7BJ

2 bedrooms
shower room & separate cloakroom
balcony & communal gardens
garage

DESCRIPTION

An exceptional and beautifully presented first floor apartment with a west facing balcony on very desirable Cunliffe Close. The apartment is light and spacious with a good sized modern kitchen with plenty of wall and base units giving ample storage and a useful breakfast bar with hatch to the dining area of the sitting room.

The sitting room is the highlight of the apartment with a floor to ceiling window and door opening out to the west facing balcony allowing light to flood into the room with a dining area under a further window to one side. There are two double bedrooms and a shower room with a further second separate cloakroom.

OUTSIDE

The property is set in neatly tended grounds and has the added benefit of a single garage in a separate block. The west facing balcony overlooks lawned and tree lined communal gardens.

LOCATION

The property lies just off Banbury Road in this attractive parkland setting. Nearby Summertown provides a range of everyday shops, restaurants and cafes, doctors and dentists, public library and leisure centre with swimming pool. It is a sought after suburb of Oxford, very conveniently located for all the popular north and central Oxford schools and the Oxford colleges. It is also well placed for road travel, with easy access to Oxford ring road, leading to the M40 and A34. There are cycle lanes and a frequent bus service along Banbury Road into the city centre and, to the north, is Oxford Parkway, with a regular train service to London Marylebone in just under one hour.

AN EXCEPTIONAL AND BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT WITH A WEST FACING BALCONY IN DESIRABLE CUNLIFFE CLOSE IN NORTH OXFORD WITHIN REACH OF SUMMERTOWN, OXFORD CITY AND MANY OXFORD SCHOOLS.



Further Information:

Leasehold: 999 years from 1972
Management Company: Peerless Properties
Service charge: £1,725 pa
EPC Rating: C
Council Tax: Band D
Central heating: Mains gas

Mobile phone coverage and speeds can be checked here:
checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here:
checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

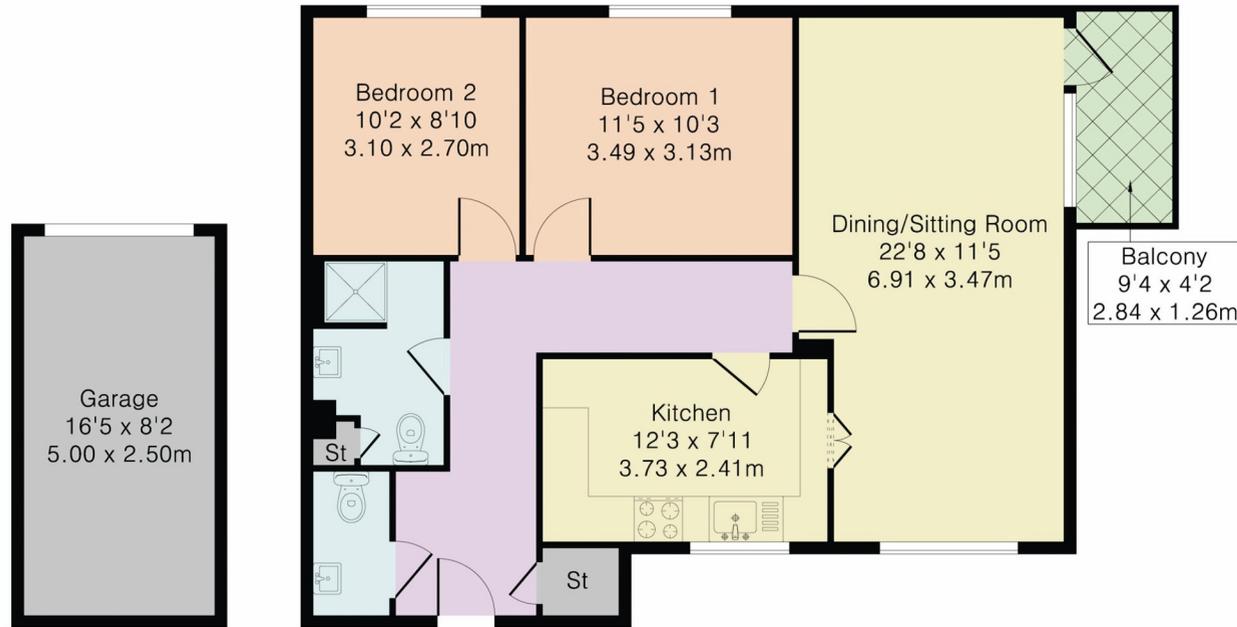
ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX2 7BJ



Approximate Gross Internal Area 907 sq ft – 85 sq m
 First Floor Area 772 sq ft – 72 sq m
 Garage Area 135 sq ft – 13 sq m



Garage

First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 80 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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Offices throughout the UK



IMPORTANT INFORMATION

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