



61 CUNLIFFE CLOSE OXFORD OX2 7BJ

Top floor flat with balcony
2 double bedrooms
Bathroom & separate cloakroom
Open plan living/dining room

DESCRIPTION

A light and spacious top floor apartment with a balcony on very desirable Cunliffe Close. The apartment has two double bedrooms with a good modern kitchen with plenty of wall and base units giving ample storage. The sitting room has enough space for both a dining area and a sitting area with a floor to ceiling window and door opening on to the balcony, allowing light to flood into the room. There is a further window to one side. There is also a bathroom with a separate cloakroom.

The property is set in neatly tended grounds and has the added benefit of a single garage in a separate block. The flat sits at the back of Cunliffe Close with little passing traffic.

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.

The property 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.

A LIGHT AND SPACIOUS TOP FLOOR APARTMENT WITH A BALCONY ON DESIRABLE CUNLIFFE CLOSE IN NORTH OXFORD WITHIN REACH OF SUMMERTOWN, OXFORD CITY CENTRE AND MANY PRESTIGIOUS SCHOOLS.



Further Information:

Leasehold: 999 years from 1972

Management Company: Peerless Properties

Service charge: £1,725pa (paid every 6 months at £862.50)

EPC D

Council Tax Band D

Gas central heating

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.

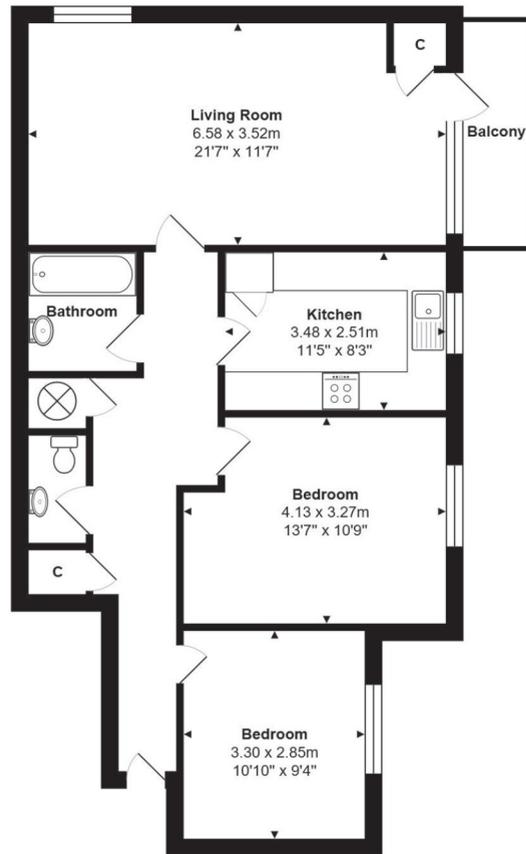
Broadband speeds can be checked here: checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

ADDITIONAL INFORMATION

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

Directions: OX2 7BJ





Approx Gross Internal Area: 75.1 m² ... 808 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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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