



**Davenant Road**  
Oxford

**Carter Jonas**



## **FLAT 2 54 DAVENANT ROAD OXFORD OX2 8BY**

First floor apartment with south-facing balcony  
Allocated parking & bike storage  
Share of freehold  
No onward chain

### **DESCRIPTION**

Built in 2007, this stylish contemporary building comprises four apartments and is in a prime location just north of Summertown in North Oxford.

The apartment is accessed via a shared staircase leading up to the first floor. The accommodation comprises a large light and spacious open-plan living room with a high vaulted ceiling and a kitchen to one side.

Doors open out on to a south facing balcony which runs the length of the apartment and the kitchen is fitted with a range of units and integrated appliances with a Silestone work surface.

A generous double bedroom with a walk-in cupboard is at the far end of the apartment, with a bright, contemporary bathroom suite.

Outside, the front of the block has a low maintenance landscaped garden and parking area, with one space allocated to Flat 2. There is a covered and lit cycle storage area. The apartment is being sold with a share of the freehold held within the Management Company.

**A BEAUTIFULLY DESIGNED ONE BEDROOM APARTMENT WITH  
ALLOCATED PARKING LOCATED ON A LEAFY SIDE ROAD JUST NORTH  
OF SUMMERTOWN WITHIN EASY REACH OF OXFORD CITY.**





## ADDITIONAL INFORMATION

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

### **Directions: OX2 8BY**

Council Tax: Band C

EPC Rating: C

Annual service charge: £1500 in 2025

Leasehold: 107 years remaining (125 years from 1/1/2007)

Designated parking space

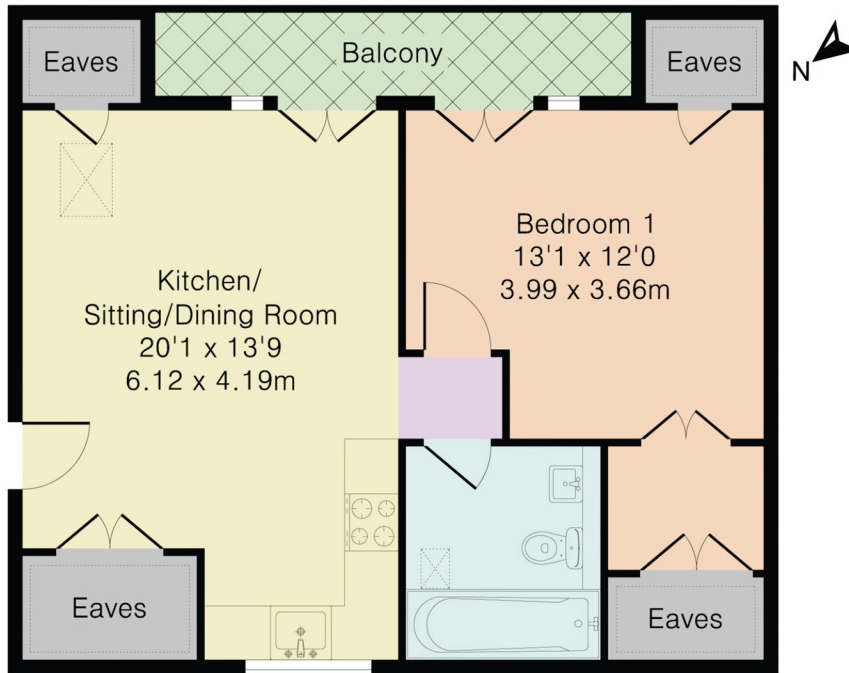
On street permit available through Oxford City Council

The flat is part of a block of four flats. The freehold is owned by a holding company "Chestnut Court (Oxford) Management Company Limited". The owners of the four flats each hold a share in Chestnut Court, and there are no other shareholders. It is not a requirement, but it is usual for each of the four shareholders to appoint a Director. Administration of Chestnut Court is carried out by Peerless Properties Oxford Ltd. Peerless Properties are responsible for maintenance of the communal areas and garden.





**Approximate Gross Internal Area 568 sq ft - 53 sq m**



**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	65
(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	

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Offices throughout the UK



#### IMPORTANT INFORMATION

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