



BANBURY ROAD, OXFORD, OX2
£2,750 per month*

Carter Jonas

UPPER FLAT, BANBURY ROAD, OXFORD, OXFORDSHIRE, OX2 7JF

This two-bedroom duplex apartment is a must-see, ideally located in the heart of Summertown and benefiting from a private balcony and roof terrace.

- Entrance hallway
- Open-plan kitchen, dining and living area
- Family bathroom
- Principal bedroom with private roof terrace
- Second bedroom with balcony
- En-suite to principal bedroom
- Off street parking to the front of the property

THE PROPERTY

The property is entered via a private ground floor entrance, with stairs rising to the main accommodation on the first floor.

The first floor opens onto a central landing, leading to a spacious open-plan kitchen, dining and sitting room positioned to the front of the property. To the rear is a double bedroom with direct access to a private balcony, alongside a modern family bathroom with a shower over the bath.

Stairs rise to the second floor, where the principal bedroom benefits from built-in storage, an en suite shower room and direct access to a large private roof terrace.

Ideally situated just a two-minute walk from the vibrant Summertown shopping parade, the property enjoys immediate access to a range of cafés, restaurants, and everyday amenities.

The property is finished to a high standard, featuring beautiful granite flooring throughout. Comfort is ensured year-round with a combination of underfloor heating and radiators

EPC Rating (to follow). Council Tax Band () (please see Oxford City Council Website for current cost)

No access to Loft. Mains electricity, water and drainage.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk



Flood Zone (1) - Low

At a rent of £2750 per calendar month

Holding deposit of 1 week's rent £635

Security deposit of 5 weeks rent £3175

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
---------	-------------------------

Local Authority	Oxford City Council - Council Tax Band C
-----------------	--

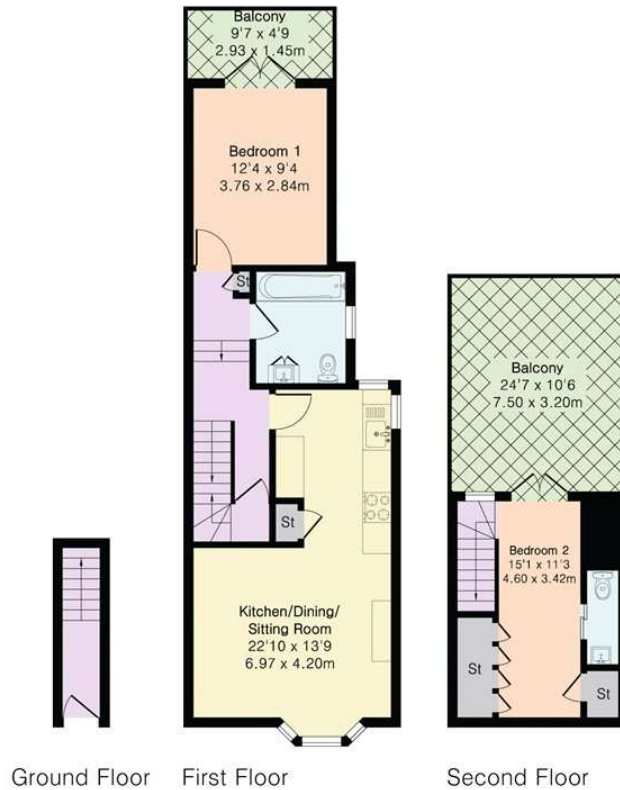


Approximate Gross Internal Area 733 sq ft - 68 sq m

Ground Floor Area 37 sq ft - 3 sq m

First Floor Area 527 sq ft - 49 sq m

Second Floor Area 169 sq ft - 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxford.lettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.