



Cunliffe Close
Oxford

Carter Jonas

52 CUNLIFFE CLOSE OXFORD OX2 7BL

Conveniently located two-bed apartment
Completely refurbished in 2021/22
Close to shops and amenities
No onward chain

DESCRIPTION

A beautiful, recently refurbished, second-floor apartment with a west-facing balcony on very desirable Cunliffe Close. Located on the top floor, the apartment is exceptionally bright offering two bedrooms, a generous kitchen and living room designed for a dining table at one end near the kitchen and seating area with views across the balcony and beyond.

The comprehensive kitchen features lamona appliances with plenty of wall and base units giving ample storage. Both the bedrooms have built in wardrobes and a good size shower room with a further separate WC. The apartment offers excellent storage throughout.

The property is set in neatly tended grounds and has the added benefit of a single garage in a separate block.

LOCATION

The property lies to the rear of the close 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.

A BEAUTIFULLY REFURBISHED, LIGHT AND SPACIOUS SECOND 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: £1,725pa (paid every 6 months at £862.50)

EPC Rating: C

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

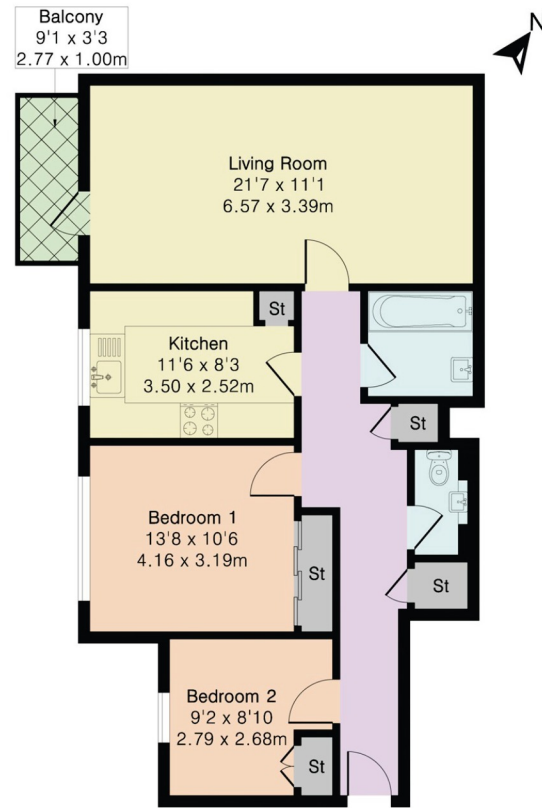
Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX2 7BL

what3words:///odds.charmingly.allow



Approximate Gross Internal Area 767 sq ft - 71 sq m



Second Floor



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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