



**SUNDERLAND AVENUE, OXFORD, OX2**

£2,150 per month\*

**Carter Jonas**

# FLAT 4, SUNDERLAND AVENUE, OXFORD, OXFORDSHIRE, OX2 8DT

Modern and beautifully presented 2 bedroom/2 bathroom apartment located just north of Summertown.

- Hallway
- Kitchen/Diner
- Two double bedrooms
- En-suite to master
- Family bathroom
- Allocated parking
- Balcony

## LOCATION

## THE PROPERTY

Sunderland Avenue is a Modern and exclusive development in a desirable location just North of Summertown.

The development consists of just six apartments, located for easy access to the ring road, A34, A40, M40 and Oxford Parkway train station.

The apartment has been well designed by Belmark Homes, with an impressive interior, designed in neutral tones to create a welcoming and luxurious home, featuring modern open plan living area. Outside space is provided by a balcony and a communal garden.

Accommodation comprising: Entrance Hall with hard flooring, Kitchen (integrated appliances)/Sitting/Dining Room with hard flooring, Fully tiled family bathroom with shower over bath, Principle bedroom with built in wardrobe, fully tiled ensuite shower room and access to private balcony overlooking the communal garden at the rear of the property. Allocated parking for one car. Electric car charging point.

Convenient access to Oxford hospitals.

Available 10th June on an unfurnished basis.

Mains electricity, gas and water are connected to the property.



Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

The property is leasehold

Flood zone 1: Low risk

Council Tax Band: D - Oxford City Council

EPC - B

Holding deposit 1 weeks rent at (£2150pcm) - £496.15

Deposit is 5 weeks rent (£2150cpm) - £2480.76

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## ADDITIONAL INFORMATION

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Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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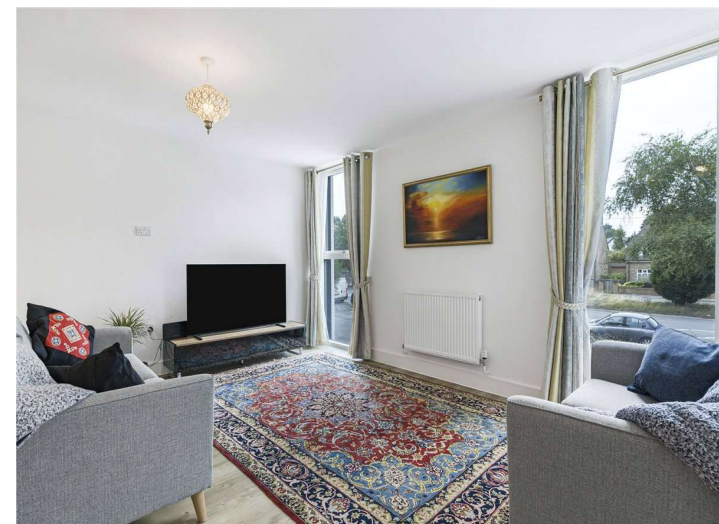
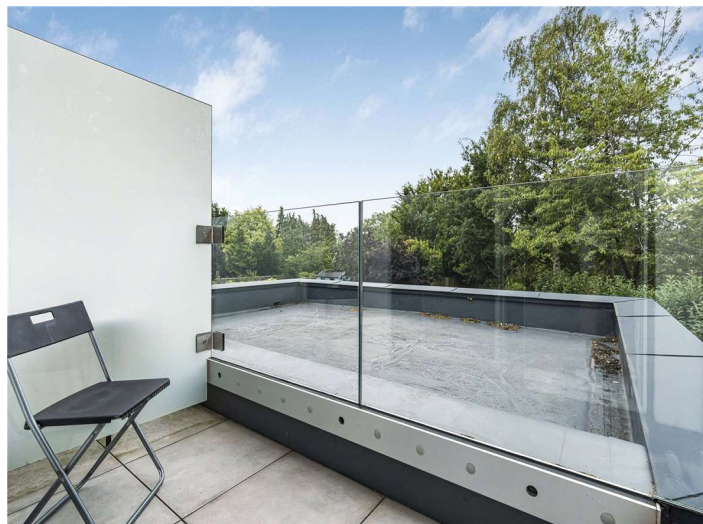
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Local Authority	Oxford City Council - Council Tax Band D
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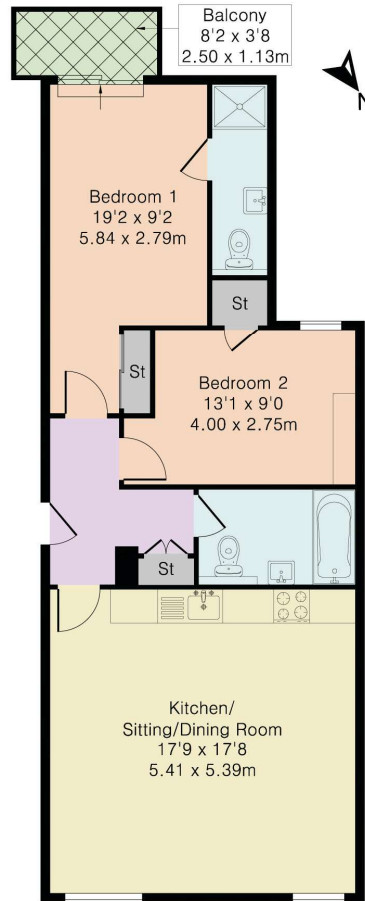
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Directions	
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Approximate Gross Internal Area 762 sq ft – 71 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(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	



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.



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