



THOMAS
MERRIFIELD
SALES LETTINGS

Flat 6, Woodbank House
399 Banbury Road, Oxford, OX2 7FZ

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A spacious top floor flat one of just six apartments in this small modern development north of Summertown. With excellent access to Summertown shops and Oxford Parkway station. No onward chain.

- Communal entrance hall with entry phone system
- Dual aspect open plan living/dining/kitchen
- Double bedroom with en-suite
- Further double bedroom
- Bathroom
- Allocated parking
- Communal garden
- Service Charge: £1,300 pa
- 999 Year lease from January 2004
- Council Tax Band: E. EPC Rating: C

A well proportioned apartment with 914 sqft of versatile accommodation. There is a communal entrance hall with entry phone system. The entrance hall leads to the dual aspect open-plan living/dining room/kitchen. There are two bedrooms, one with an en-suite shower room, together with a separate bathroom.

Outside there is an allocated parking space and small communal garden and bin storage area.

according to Ofcom, Superfast and Ultrafast broadband are available and you are likely to have good mobile voice and data outdoors and limited indoors.

Guide Price £500,000 Leasehold

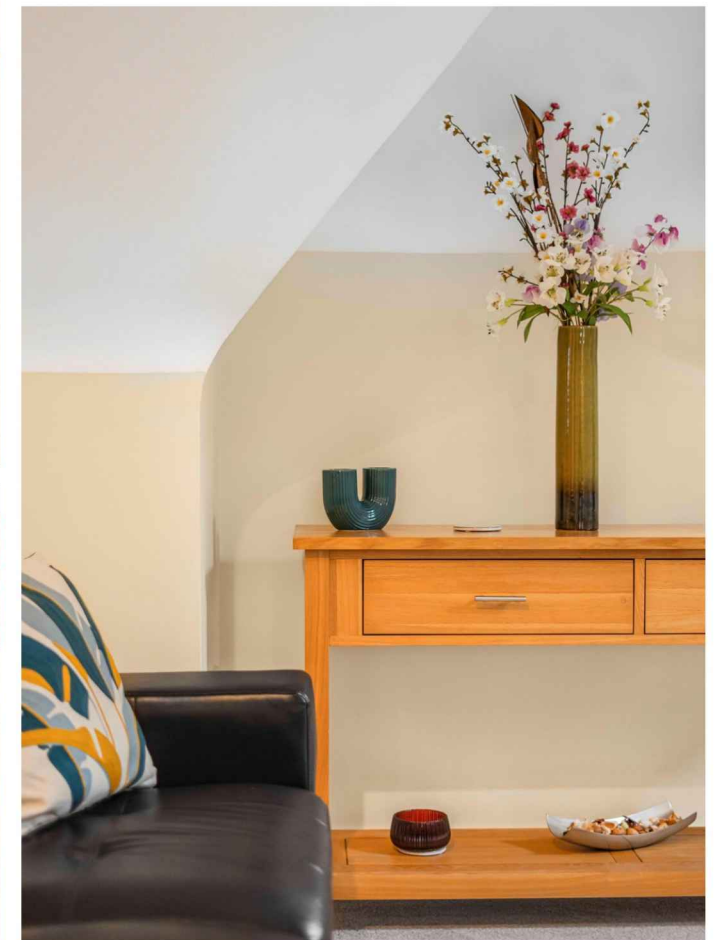
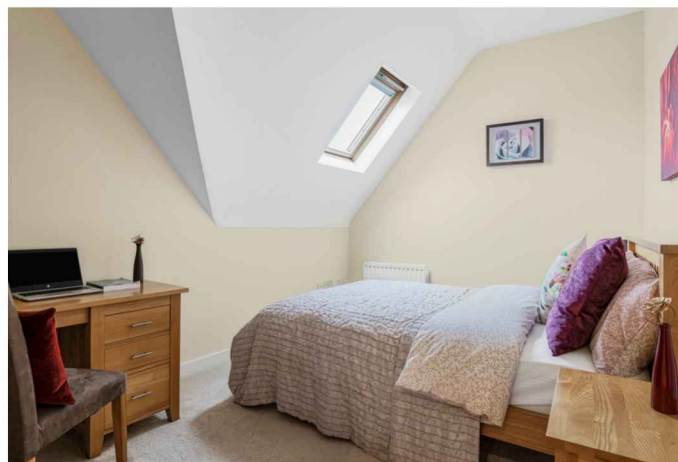




Woodbank House lies on the corner of Davenant Road and Banbury Road, just north of Summertown, which has an enticing array of shops, cafes and restaurant's, including a patisserie and specialist bookshop.

It is a sought after area, conveniently located for the popular Oxford schools.

There is good access to the ring road leading to the M40 and A34 and just to the north is Oxford Parkway with a regular service to London Marylebone.



This floor plan shows a 3-bedroom house with a central hall and a combined kitchen/dining area. The layout includes:

- Bedroom 1:** 12'2 x 11'3 (3.71 x 3.43m), located at the top right.
- Bedroom 2:** 14'4 x 9'3 (4.36 x 2.81m), located at the top left.
- Bedroom 3:** 11'10 x 11'10 (3.35 x 3.35m), located at the bottom left.
- Hall:** A central purple-colored hall connecting the bedrooms and the kitchen/dining area.
- Kitchen/Dining/Sitting Room:** 26'11 x 18'6 (8.20 x 5.64m), located at the bottom right.
- Bathroom 1:** Located between the top two bedrooms, containing a bathtub, toilet, and sink.
- Bathroom 2:** Located between the top right bedroom and the bottom left bedroom, containing a toilet and sink.
- Storage:** Three wardrobes labeled 'St' are located in the top left, top right, and in the central hall.
- Other Features:** The kitchen/dining area includes a stove, sink, and refrigerator. There are also two windows in the bottom right corner of the kitchen/dining area.

