



THOMAS
MERRIFIELD
SALES LETTINGS

Flat 1, 10 Cumnor Hill,
Oxford, OX2 9FZ

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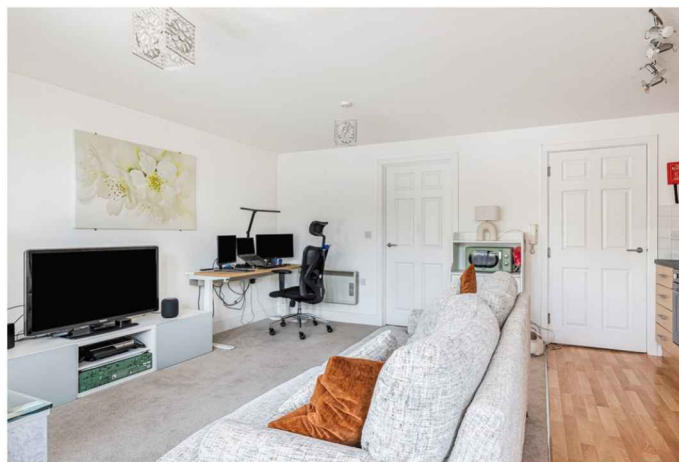
A one-bedroom ground floor apartment with allocated parking in a convenient location at the foot of Cumnor Hill.

- Living/dining room
- Fitted kitchen
- Bedroom with en-suite
- Communal gardens
- Bike and bin store
- Allocated parking space
- Ground Rent: £200pa increasing by RPI every 25 years
- Service charge: £1,371.13pa
- EPC Rating: C
- Council Tax Band: B

A purpose-built apartment developed by Thomas Homes in 2004 in an attractive small scheme. Living area with bay window, fitted kitchen and bedroom with en-suite. Windows are uPVC double-glazed units, bike and bin store and attractive communal gardens.

The property is connected to mains water, electricity and drainage but not to mains gas. According to Ofcom, Standard and Superfast broadband are available and you are likely to have good coverage indoors and outdoors. There are historic restrictive covenants dated 1913 and 1914 which should be checked before arranging a viewing.

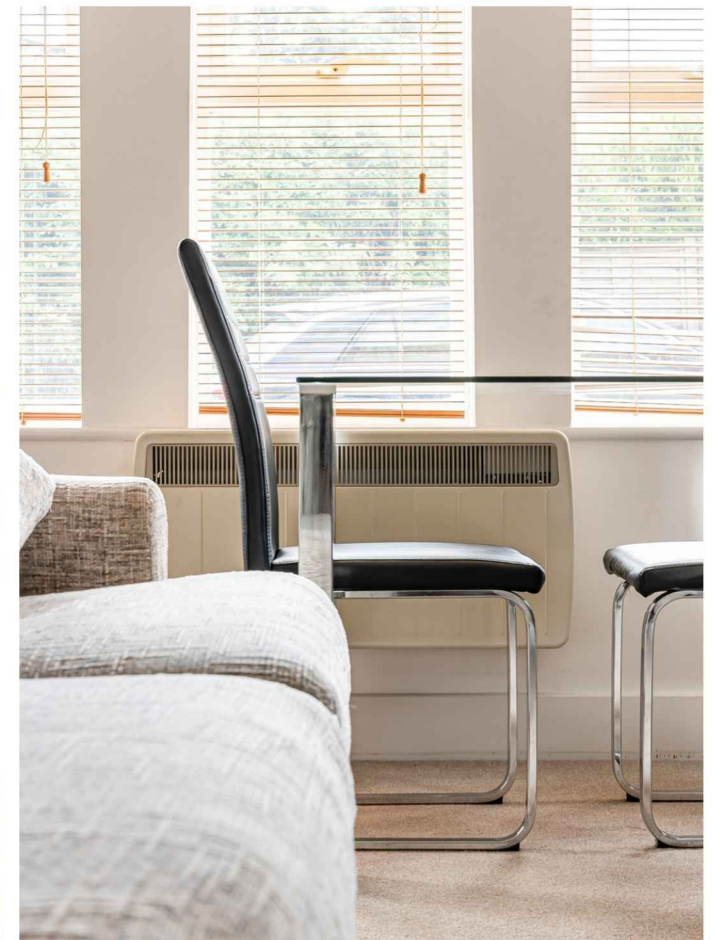
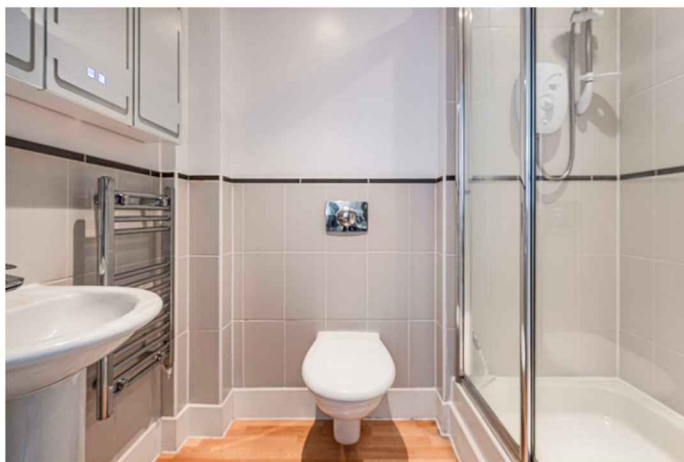
Guide Price £230,000 Leasehold





Cumnor Hill is located on the western outskirts of the city with nearby Botley providing local shopping at Elms Parade and the new West Way shopping centre. Oxford city centre is just 2 miles away and Botley Road has Waitrose and Aldi food stores.

The property is ideally located for rail and road connections with access to the A34 and Oxford Parkway with services to London Marylebone.



Approximate Gross Internal Area 423 sq ft - 39 sq m

