





## 65 CUNLIFFE CLOSE OXFORD OX2 7BJ

2 double bedrooms, shower, bathroom  
Living room with west facing balcony  
Garage and communal gardens

### DESCRIPTION

An exceptional and beautifully presented second floor apartment with a west facing balcony on very desirable Cunliffe Close. The apartment is bright and spacious with a good size eat-in kitchen featuring premium Bosch appliances: oven, microwave, dishwasher, fridge-freezer, washer, and dryer with plenty of wall and base units giving ample storage. The sitting room is the highlight of the apartment with a floor to ceiling window and door opening out to the west facing balcony overlooking beautifully maintained communal gardens. Light floods into the room with a dining area under a further window to one side. There are two generous double bedrooms both with fitted wardrobes and a bathroom and further shower room. The apartment offers excellent storage throughout.

### OUTSIDE

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 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.

**AN EXCEPTIONALLY 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.**





body text 4

## ADDITIONAL INFORMATION

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

**Directions:** Postcode: OX2 7BJ



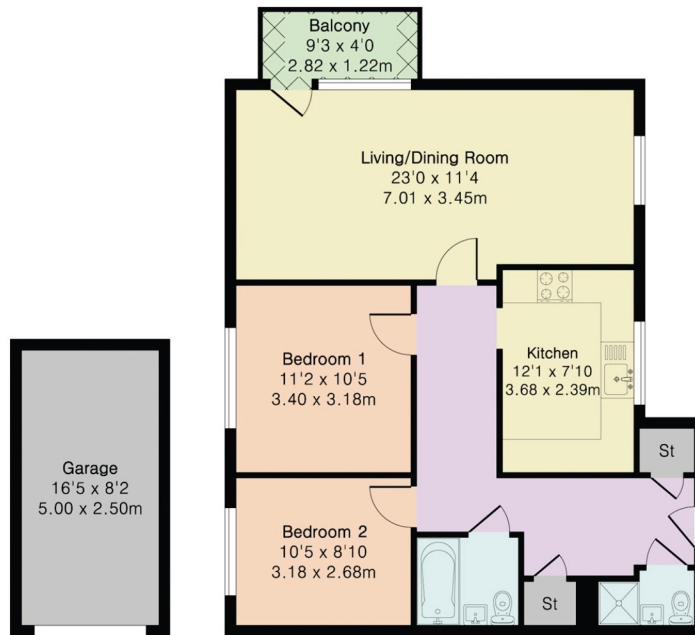


**Approximate Gross Internal Area 800 sq ft - 74 sq m**

(Excluding Garage)

Second Floor Area 800 sq ft – 74 sq m

Garage Area 135 sq ft – 13 sq m



Garage

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.

**Carter Jonas**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Oxford 01865 511444**

oxford@carterjonas.co.uk

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

**carterjonas.co.uk**

Offices throughout the UK



#### 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](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. 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 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.