



Banbury Road
Oxford

Carter Jonas

125D BANBURY ROAD OXFORD OX2 6JX

Central North Oxford location
Share of freehold
2 bedroom top-floor apartment
NO ONWARD CHAIN

DESCRIPTION

A very well presented two bedroom apartment in a comprehensive, purpose built block of 5 apartments.

Accessed through a communal staircase to the second floor, the apartment has neutral decor and is finished with attention to detail. The entrance hall opens on to a spacious sitting/dining room with deep double glazed windows allowing the morning sunshine to flood the room. The kitchen is equipped with mostly Miele appliances, a quartz worktop and the added benefits of a Quooker tap and overhead sound system. There is also a good sized storage cupboard and a cloakroom by the entrance.

Further into the apartment both the spacious principal bedroom and second bedroom/study have bespoke built in wardrobes by Hammond with interior lighting. The bathroom has a fitted corner bath with a shower over the bath; the water feeding the shower is from the mains giving it high pressure. There is access to a large boarded loft space above the apartment, with fitted racks and lighting.

OUTSIDE

The block of apartments is well maintained and has an outside bike rack and bin storage with designated off street parking to the front of the property.

The west facing communal garden has been thoughtfully landscaped, creating seating areas under a pagoda and also under the shade of a weeping ash tree. An automatic watering system has been installed to water the border plants.

A VERY WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT IN A COMPREHENSIVE, WELL MAINTAINED BLOCK OF 5 APARTMENTS IN SOUGHT AFTER CENTRAL NORTH OXFORD.



Central North Oxford is one of the most popular residential areas within this historic city. Located in the North Oxford Victorian Conservation Area, it is flanked to the west by Port Meadow and to the east by the University Parks. It is further desirable due to its proximity to an array of Oxford's excellent choice of state, private and public schools.

The property is close to Summertown with its local stores, restaurants, cafés and everyday amenities. The property offers good public transport and cycle lanes to Oxford city centre with its extensive shopping, commercial and educational facilities. Communication links are excellent with a railway station in the city centre, Oxford Parkway to the north, and easy access to the M40 (Jct 8) and London Heathrow.

FURTHER INFORMATION

Share of freehold with a lease of 999 years from 2 June 1977 (Lease Expiry 2976) 952 years remaining.

Service charge £2,038.48 for 2024-2025 this includes an amount for a reserve fund.

Council Tax Band D

EPC Rating C

No pets allowed

Broadband BT Fibre 2 70 Mbps

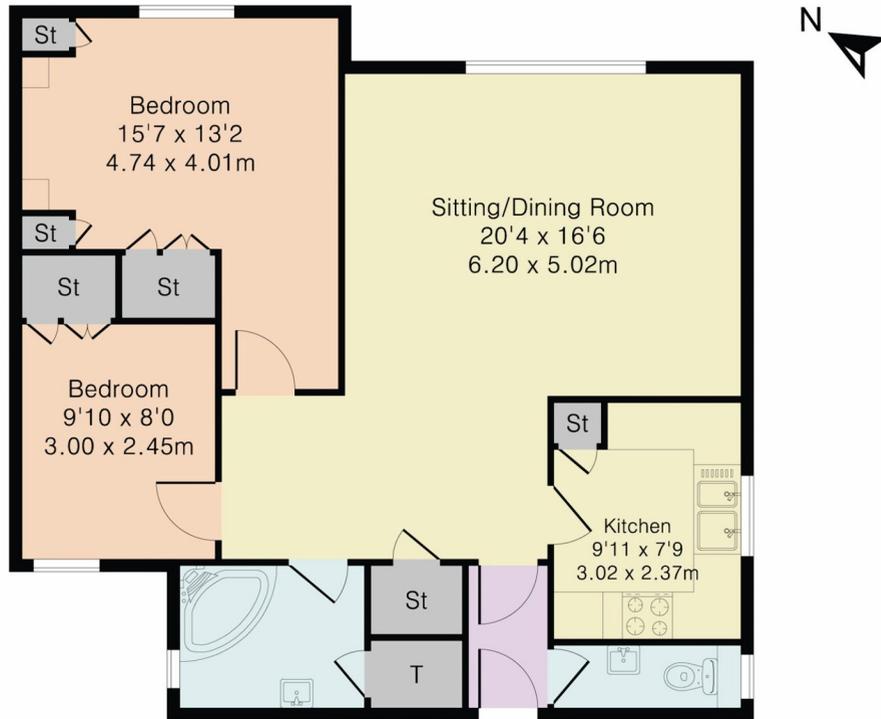
Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

ADDITIONAL INFORMATION

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



Approximate Gross Internal Area 784 sq ft – 73 sq m



Top Floor Flat



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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	

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Offices throughout the UK



IMPORTANT INFORMATION

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