

APARTMENT 6, 3 CUMNOR HILL

OXFORD OX2 9EU

Breckon & Breckon
est. 1947

Apartment 6, 3 Cumnor Hill

Oxford OX2 9EU

A well presented one bedroom apartment located on Cumnor Hill. Boasting over 500sqft this delightful apartment has a parking space and within 5 mins walk to local amenities. This apartment is located on the second and third floors of this well-maintained development. Upon entering, there is a spacious hallway leading to an open plan living / kitchen / dining room which has a large sky lantern allowing lots of natural light in. The kitchen has built in appliances including, fridge / freezer, dishwasher, oven and hob and washing machine.

The bedroom is a generous double space and comes with fitted wardrobes and views to the rear garden. The bathroom is located on the top floor accessed via spiral staircase.

There is a communal garden including secure bike storage and an allocated parking space to the front.

GUIDE PRICE

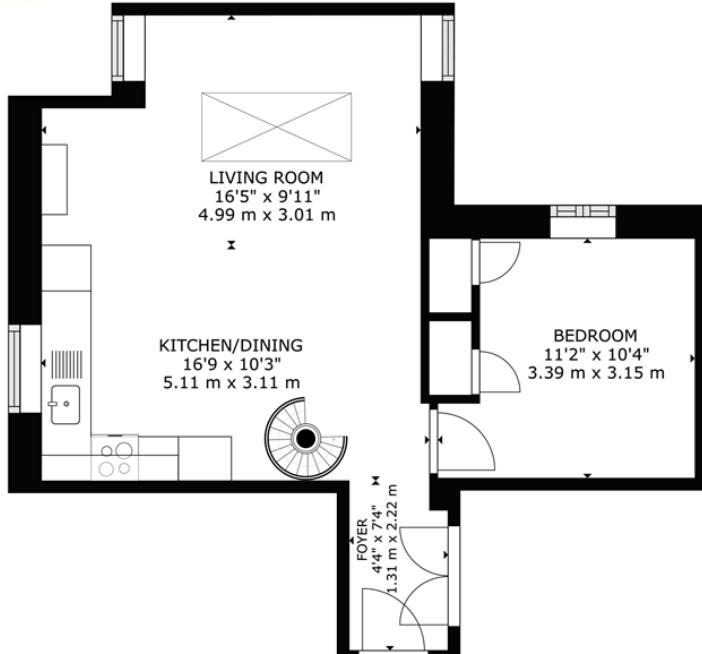
£235,000



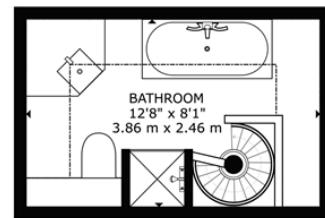
Communal Gardens







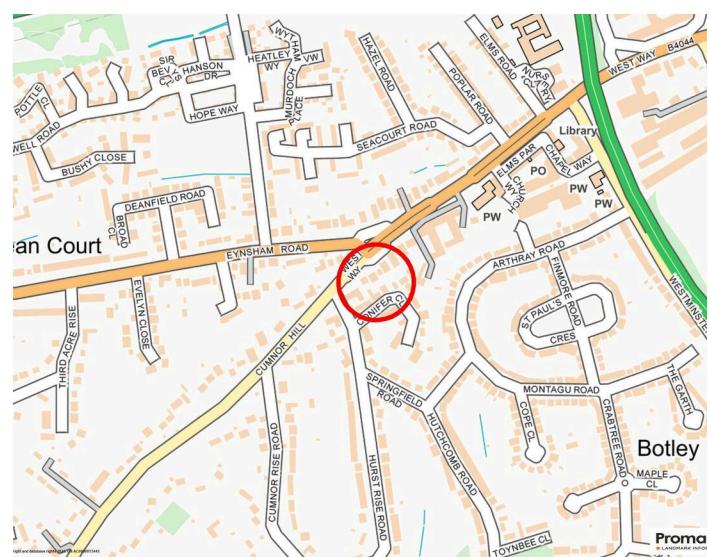
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 465 sq ft, 43.17 m², FLOOR 2: 59 sq ft, 5.4 m²
REDUCED HEADROOM: 44 sq ft, 4.15 m²
TOTAL: 524 sq ft, 48.57 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band B - £1879.79

Parking:
Allocated space

Local Authority:
Vale of White Horse D.C.

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

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LOCATION COMMENT

The property is located opposite the new West Way shopping precinct that offers an extensive range of local amenities. Botley offers exceptional connections to the city and beyond. The A34 is within easy reach, leading to both the M40 and M4 motorways, providing easy access to London, the Midlands and the West. Oxford and Oxford Parkway rail stations are approximately 1.2 miles and 5.3 miles away respectively.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
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Every office has access to **every buyer** registered across our network of seven offices.

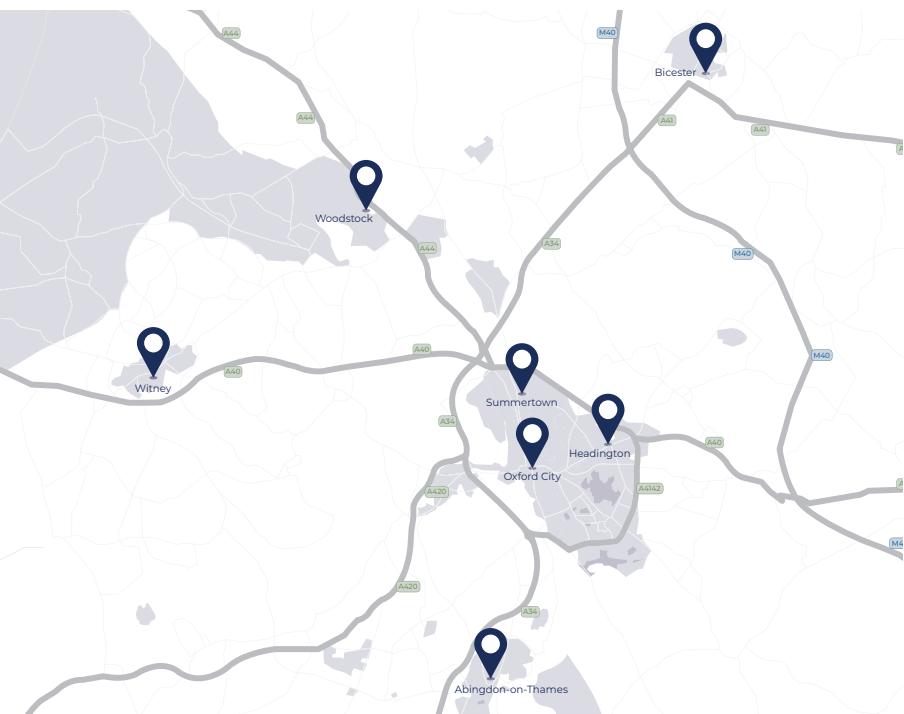
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