

# 3 THE HEIGHTS

CUMNOR HILL, OX2 9SY

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A modern one-bedroom apartment set on the desirable Cumnor Hill

Completed in 2020, this contemporary development offers modern living throughout. The apartment enjoys a open-plan kitchen, dining and living area with doors that open to a patio area, overlooking the communal grounds. The accommodation includes a well-proportioned double bedroom with built in storage, a family bathroom and a welcoming entrance hall.

Residents also benefit from secure bicycle storage and an allocated parking space.



Communal garden

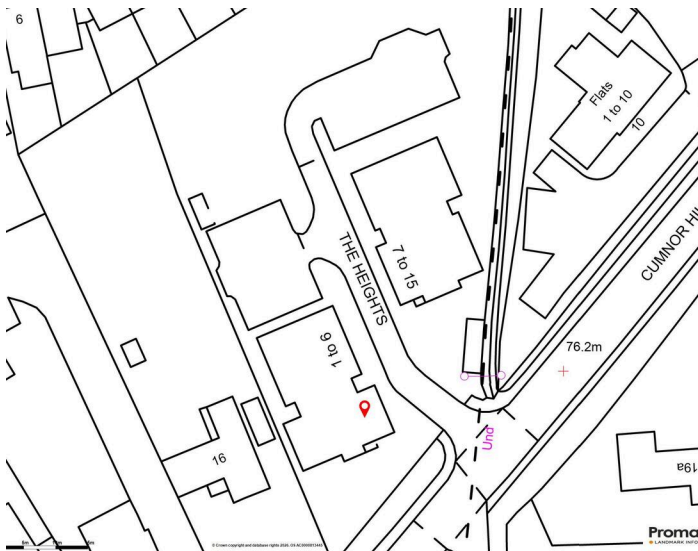
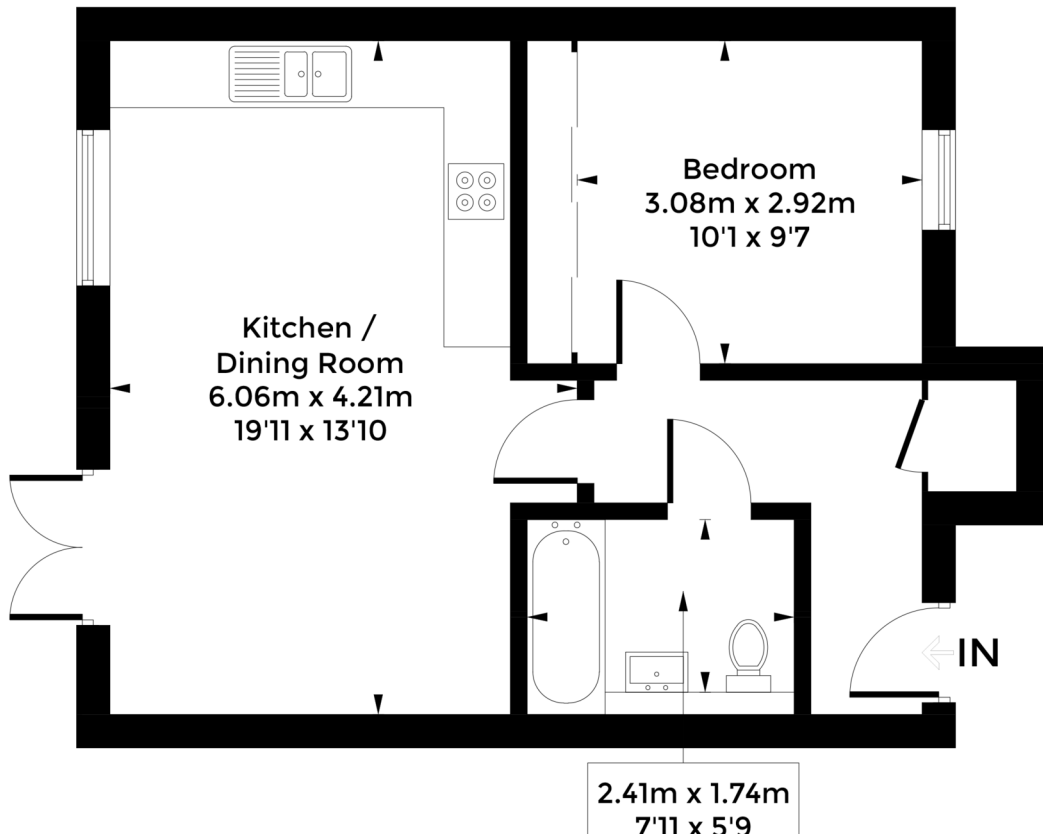
## GUIDE PRICE

**£300,000**





Approximate Gross Internal Area  
45.3 sq m / 488 sq ft



**Council Tax:**  
Band B - £1,858.11

**Parking:**  
Allocated parking

**Local Authority:**  
Vale of White Horse

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

# “ LOCATION COMMENT

*The Heights is a desirable residential development just off Cumnor Hill. A variety of everyday amenities can be found within walking distance at the newly redeveloped West Way shopping precinct, along with a charming woodland walk leading to the local park and playing fields. Both a well-regarded primary school and Matthew Arnold secondary school are also within easy reach.*

*Excellent transport links include convenient access to the A34 and A420, as well as regular bus services from a nearby stop into Oxford city centre and the mainline train station.*



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