

# 2 Bedroom Apartment, Cumnor Hill

Oxford OX2

This is an exciting opportunity to acquire a stylish apartment ideally located off the Cumnor Hill within walking distance of West Way Square, Oxford Railway Station and Oxford city centre.

Breckon & Breckon  
est.1947



## 2 Bedroom Apartment, Cumnor Hill

**£450,000** GUIDE PRICE**EPC: B**  Allocated off street parking**C** COUNCIL TAX

Beautifully presented and thoughtfully designed for modern open-plan living, the apartment features a bright and spacious living area with double doors opening directly onto a private patio, the perfect spot for relaxing with a chilled glass of wine or displaying your favourite potted plants.

The contemporary kitchen is fitted with integrated appliances and elegant quartz worktops, creating a practical yet stylish space. There are two generous double bedrooms, including a principal bedroom with an en-suite shower room, together with a modern family bathroom and a useful utility/storage cupboard off the hallway.

Quality wool carpets in the bedrooms and stylish Karndean flooring throughout the living areas add warmth and sophistication to this superb home. Built in 2019, the development still benefits from the remainder of the new build warranty, offering peace of mind for the next owner.

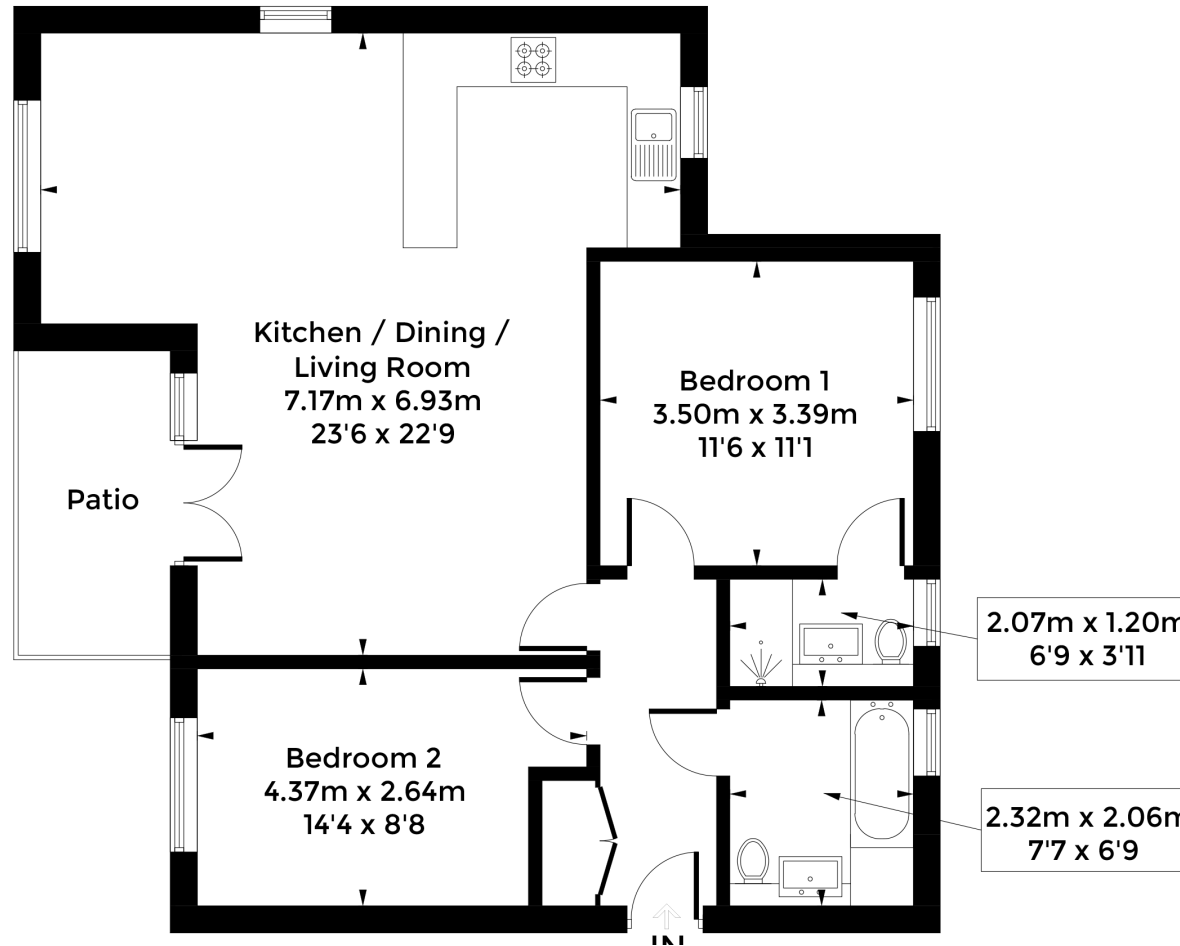
Perfectly positioned to enjoy the cafés, shops and amenities of West Way Square, with excellent transport links via Oxford Railway Station and easy access to the historic city centre, this exceptional apartment combines contemporary living with an enviable location.

Offered for sale with no onward chain.





Approximate Gross Internal Area = 77.4 sq m / 833 sq ft



Just off Cumnor Hill, providing access to the A34, A420, Oxford ring road and the M4 and M40 which link to London, the Midlands and the West. Oxford rail station is approximately 2 miles away, with a direct service to London in under an hour. The apartment is also perfectly located for those looking to enjoy Oxfordshire's countryside including Port Meadow and Wytham Woods, whilst being only a short walk away from West Way Square, offering a good range of shops, restaurants and cafes.

Lease: 243 years remaining  
Ground Rent: £375 PA  
Service Charge: C. £1,739 PA

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