



THOMAS
MERRIFIELD
SALES LETTINGS

55 Park Close,
Oxford, OX2 8NP

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A two bedroom, first-floor apartment, thoughtfully upgraded by the current owner, on this popular North Oxford development next to Cutteslowe Park, with easy access to Oxford Parkway railway station.

- Entrance hall with storage cupboards
- East-facing balcony with space for table and chairs
- Modern fitted kitchen with ample storage
- Sitting room with parquet flooring
- Two double bedrooms with built-in wardrobes
- High specification bathroom upgraded 2023
- Remaining lease 109 years and a ground rent of £200 pa
- Garage and off-street parking
- New Worcester Bosch combi-boiler, installed in 2023
- Council Tax Band: D. EPC Rating: B

This stylish first-floor apartment has been refurbished and modernised by the current owner to create attractive and bright accommodation, featuring two generously sized double bedrooms, a separate kitchen, a spacious living room and an upgraded bathroom. The bathroom was upgraded in 2023 to a high specification and includes a monsoon double shower, bath, and sensor-demisting electric mirror. The large dual-aspect sitting room retains the original parquet floor and has patio doors leading to an east-facing balcony that enjoys morning and afternoon sun. The apartment benefits from a new Worcester Bosch combi-boiler, installed in late 2023. It also includes a private parking space, landscaped communal gardens, and direct access to Cutteslowe Park. The owner's garage is located directly below the apartment. Current service charge £1,920 per annum.

Guide Price £370,000 Leasehold





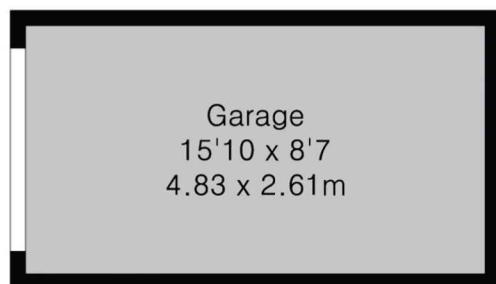
Park Close occupies an excellent location on the outskirts of North Oxford providing access into the city centre, the A34 and M40 and Oxford Parkway railway station (London Marylebone 60 minutes). Nearby Summertown offers a comprehensive range of amenities including independent shops, cafes and restaurants, as well as an M&S food store. For sports activities there is the Nuffield Health & Leisure Centre on the Woodstock Road and North Oxford Golf and Tennis Clubs. There are countryside walks from Cutteslowe Park and to Wolvercote and in 300 acre Port Meadow, along the River Thames into Oxford. According to Ofcom, Standard & Superfast broadband is available and mobile voice and data is limited indoors and likely outdoors with certain providers.



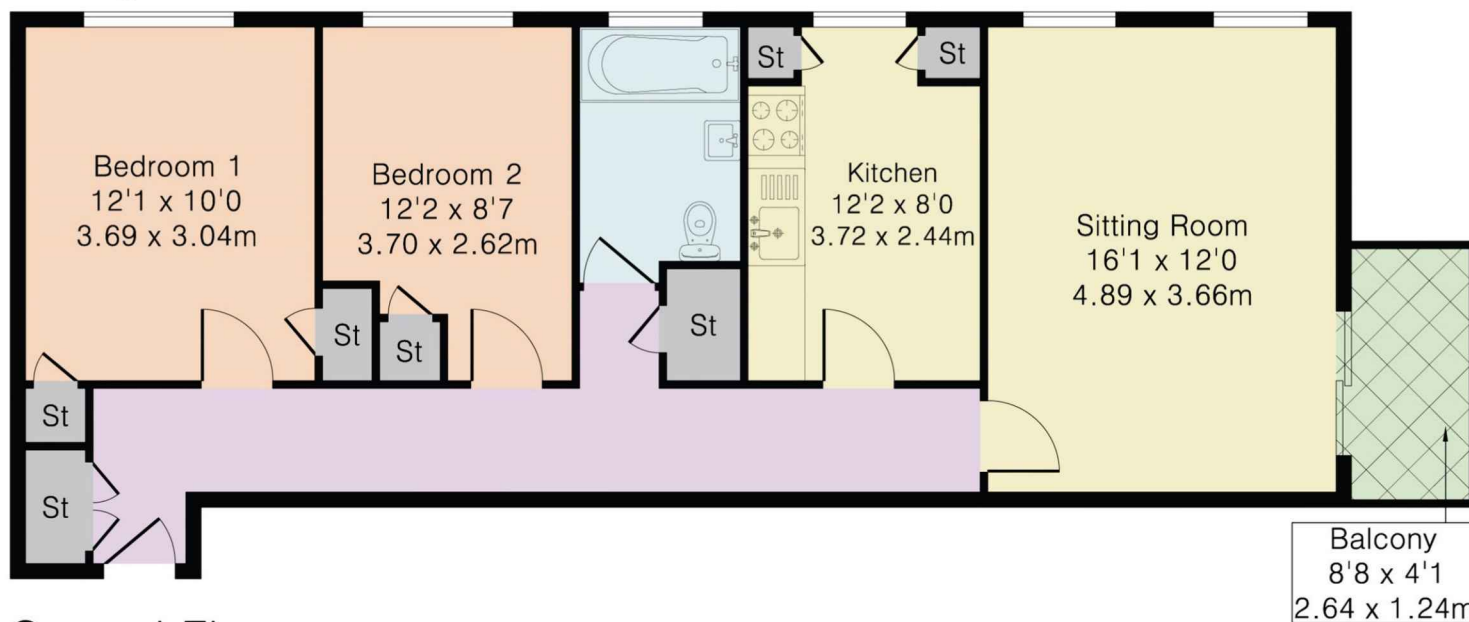
Approximate Gross Internal Area 874 sq ft - 82 sq m

Ground Floor Area 738 sq ft – 69 sq m

Garage Area 136 sq ft – 13 sq m



Garage



Ground Floor