



THOMAS  
MERRIFIELD  
SALES LETTINGS

Flat 6, 320 Banbury Road,  
Summertown, Oxford, OX2 7ED



## Flat 6, 320 Banbury Road, Summertown, Oxford, OX2 7ED

A stylish top floor studio flat in this charming period conversion in a good position in Summertown and with off-street cycle storage and resident permit parking. An ideal pied-a-terre or first property.

- Living room with open-plan kitchen
- Sliding door to bedroom with alcove
- Kitchen with fitted units and integrated appliances
- Smart communal entrance hall with video entry system
- Shower room with high quality fittings
- Coded access gate to cycle storage and bins area
- Ground Rent: £200pa. Service Charge: £1,220pa
- Lease: 150 years from 1st January 2021
- No onward chain
- EPC Rating: C. Council Tax Band: A

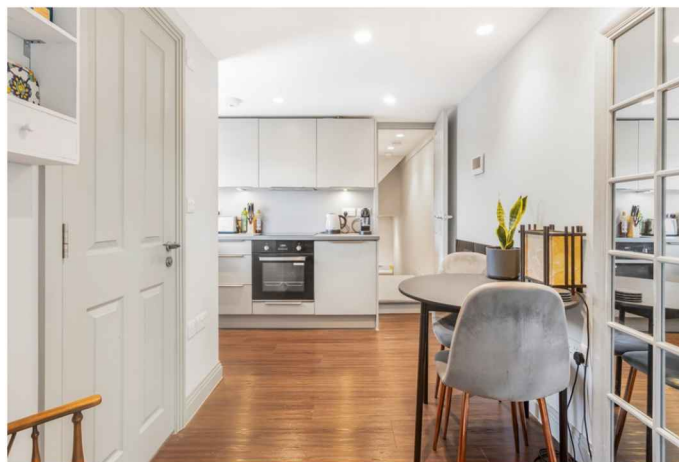
A top floor studio flat combining contemporary design with high quality materials and workmanship throughout. The flat is away from traffic noise to the rear of this restored period property which is located close to South Parade in popular Summertown in North Oxford.

The sleek fitted kitchen has an integrated fridge, electric oven, induction hob, extractor and a washer-dryer. Heating is via electric wall heaters and hot water is electrically heated on demand. Windows are double glazed.

Parking is on-street residential permit parking.

The property is being sold with no ongoing chain.

**Guide Price £215,000 Leasehold**

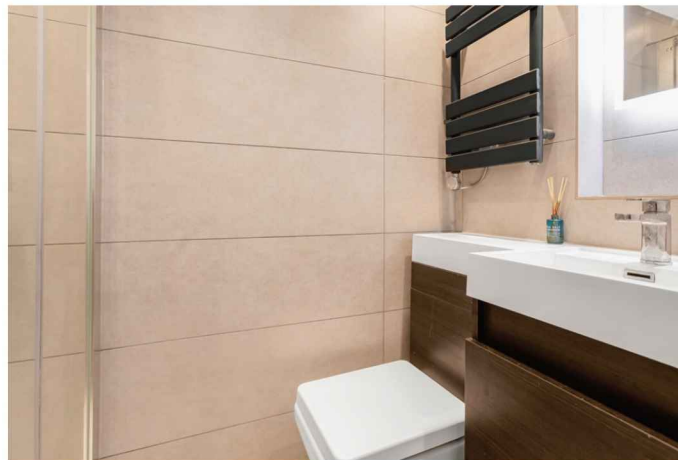




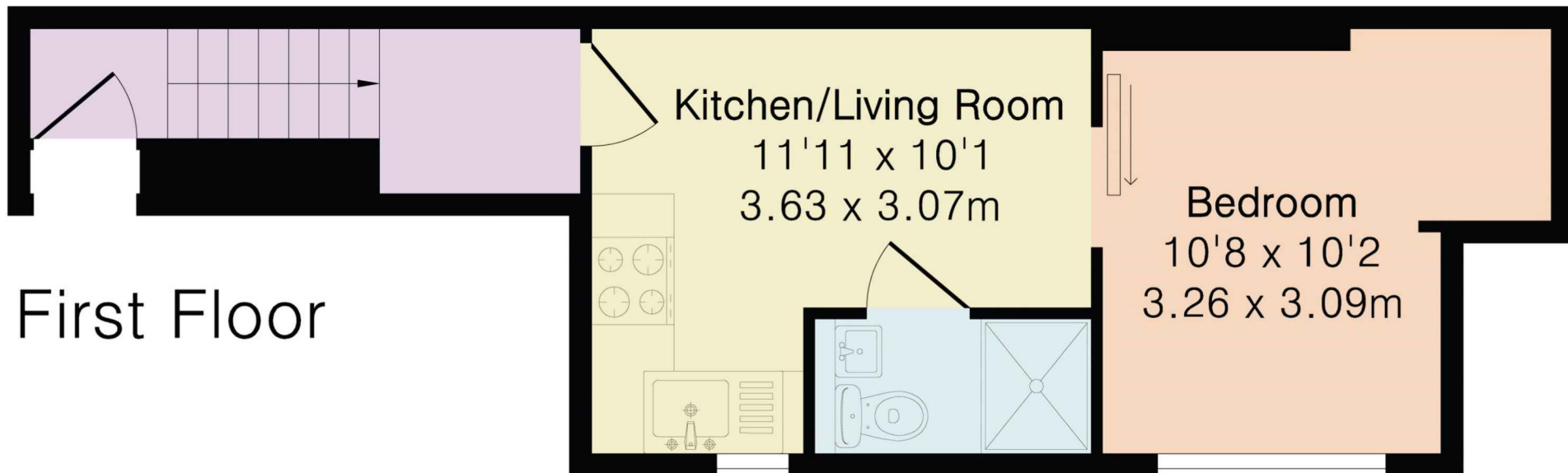


Number 320 Banbury Road occupies a prime location within minutes walk of Summertown with its array of High Street and independent shops and a lively mix of cafes, bars and restaurants, plus an M&S Food store. Oxford's historic city centre is easily accessed by bus and Oxford Parkway provides a fast rail service to London Marylebone in circa 50 minutes. Leisure facilities include Nuffield Health & Leisure off Woodstock Road and local tennis courts.

According to Ofcom, superfast and ultrafast broadband is available and mobile voice and data is likely indoors and outdoors. Mains electricity, water and drainage are connected. There is no gas supply to the property.



**Approximate Gross Internal Area 267 sq ft - 25 sq m**



First Floor