



THOMAS
MERRIFIELD
SALES LETTINGS

72 Cunliffe Close,
Summertown, Oxford, OX2 7BL

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A first floor two bedroom flat in sought-after Cunliffe Close, located in a quiet position just south of central Summertown in North Oxford.

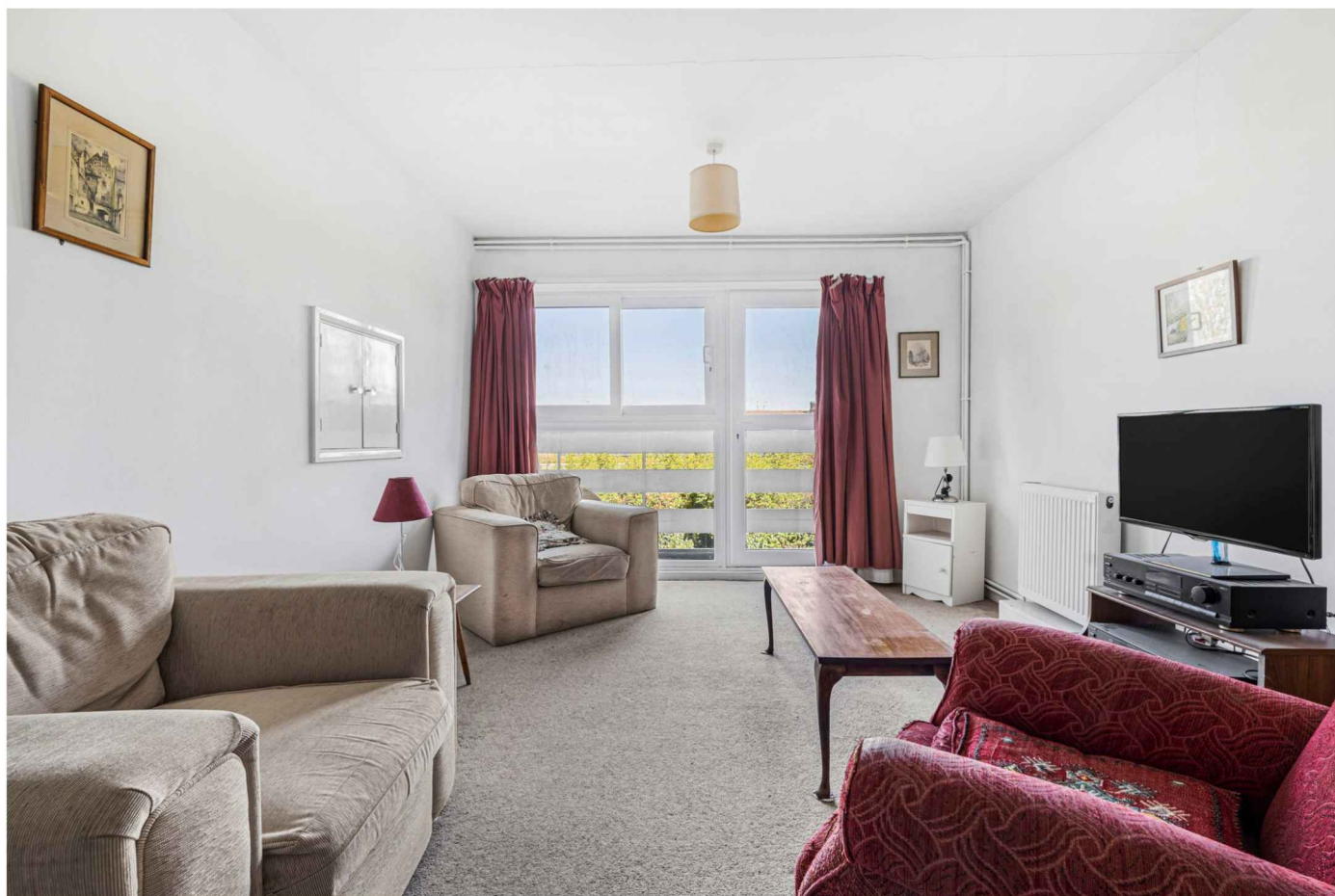
- Spacious first floor flat
- Living/dining room with east-facing balcony
- Separate kitchen
- Two double bedrooms
- Shower room and separate wc
- Gas-fired central heating and double glazing
- Single garage in a block
- Service charge £1,725 per annum to March 2025
- Lease 999 years from 1972 at a peppercorn ground rent
- Council Tax Band: D, EPC Rating: C

A spacious two bedroom flat ideally suited to investors, academics or first time buyers and located in this quiet close on the south side of Summertown. There are two double bedrooms, a large kitchen/dining room with an east-facing balcony a large kitchen and ample storage. The original kitchen is in need of updating but there is gas-fired central heating and double glazing. There is a single garage in a shared block and resident permit parking on street.

There are mature and attractive communal gardens. The property has been rented and is being sold with no ongoing chain.

Mains gas, electricity, water and drainage.
We believe the garage roof is of corrugated asbestos.

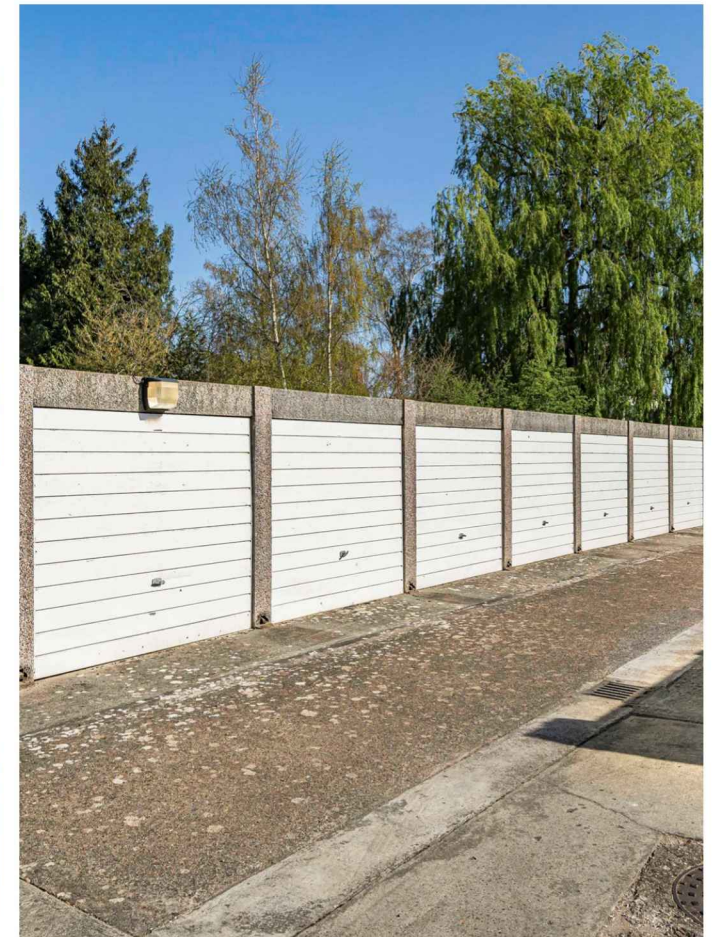
Guide Price £450,000 Leasehold



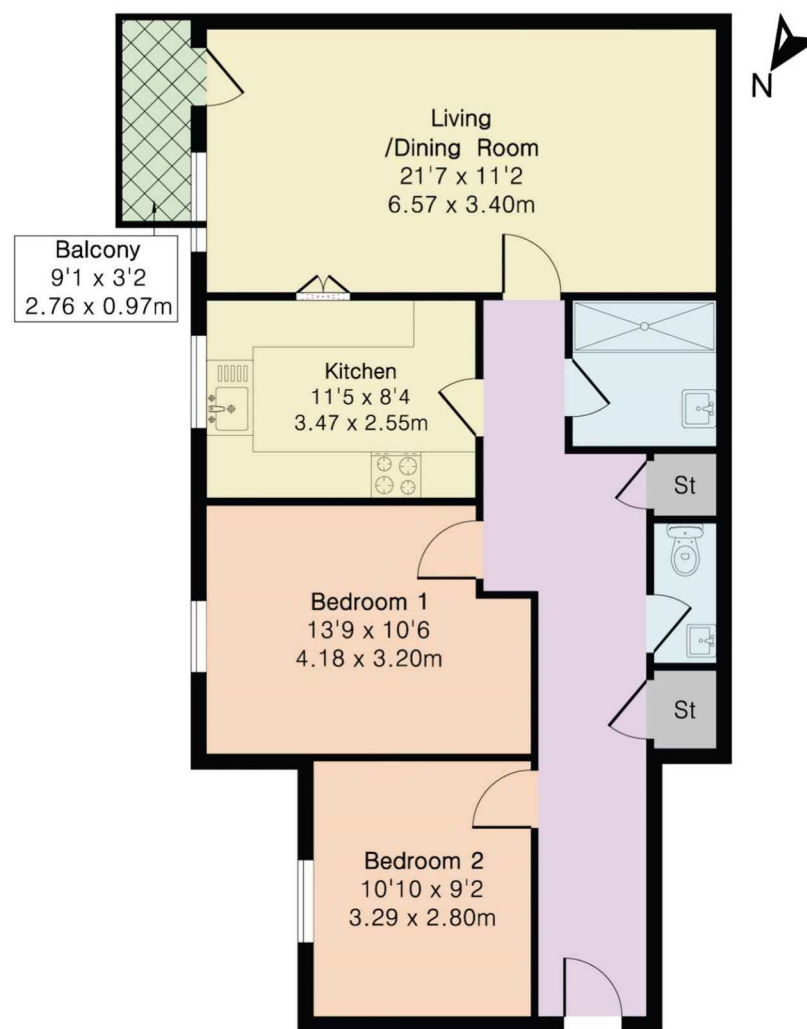


According to Ofcom, Standard and Superfast broadband are available (not Ultrafast), mobile and data signals are likely outdoors but limited with data with most providers indoors - see ofcom.org.uk.

Nearby Summertown offers a mix of independent and high street shops, a range of cafes, restaurants and bars and an M&S Food store. There are also tennis courts, a swimming pool, health club, branch library and a mixture of state and private schooling including The Cherwell School, The Dragon and Headington. Oxford city centre is just a mile and a half away, served by a regular bus service. The John Radcliffe Hospital can be reached by bus from Marston Ferry Road.



Approximate Gross Internal Area 817 sq ft - 76 sq m



First Floor