



THOMAS  
MERRIFIELD  
SALES LETTINGS

44 Park Close,  
North Oxford, OX2 8NP



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A very well-presented two bedroom apartment located on the first floor of this popular North Oxford development adjacent to Cutteslowe Park c.1 mile from Oxford Parkway Railway Station.

- West-facing balcony with space for table and chairs
- Modern fitted kitchen with ample storage
- Sitting/dining room with parquet flooring
- Two double bedrooms with built-in wardrobes
- Newly fitted shower room
- Remaining lease 974 years at peppercorn ground rent
- Service charge: £1,920 Per annum
- Single garage and off-street parking
- Gas-fired central heating and uPVC double glazing
- Council Tax Band: D. EPC Rating: C

An attractive first floor apartment offering light and bright accommodation in a quiet part of the close on the northern edge of Oxford north of Summertown. Particular features include; a dual aspect living room with original parquet flooring and sliding doors to the balcony, two double bedrooms, modern fitted kitchen with ample storage and contemporary newly fitted shower room. There is a garage, off-street parking space and attractive communal gardens and grounds with a pedestrian access into Cutteslowe Park.

The property is sold with vacant possession and no ongoing chain. According to Ofcom, Standard and Superfast broadband is available and mobile voice and data is variable indoors and good outdoors depending on providers.

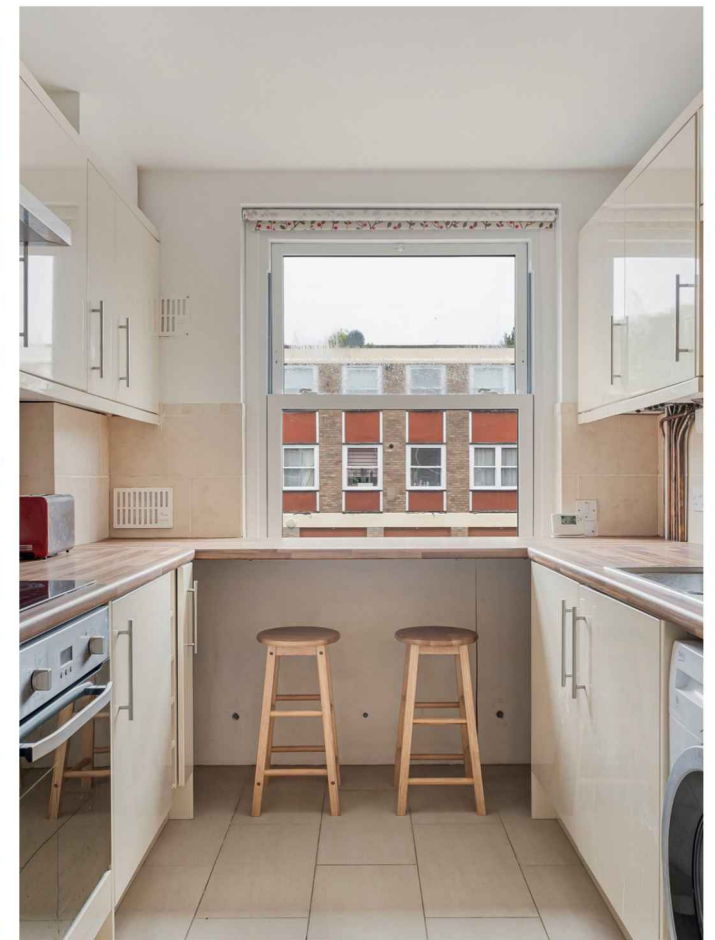
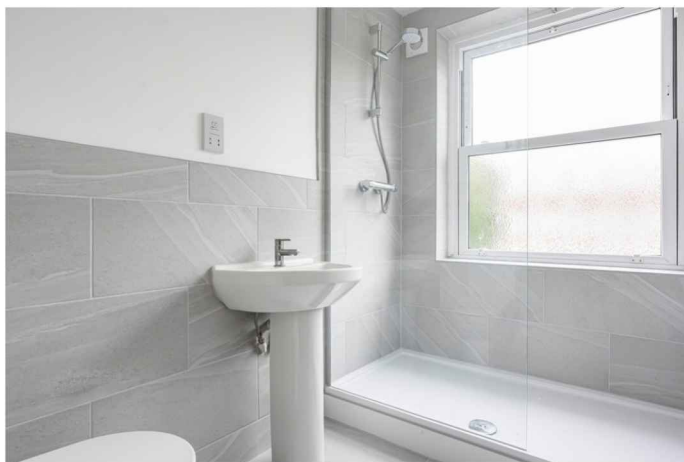
**Guide Price £340,000 Leasehold**







Park Close occupies an excellent location on the outskirts of North Oxford providing easy access into the city centre, the A34 and M40 and Oxford Parkway railway station (London Marylebone 50 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 Port Meadow, along the River Thames or Oxford Canal to the city centre.



## Approximate Gross Internal Area 731 sq ft - 68 sq m

