



THOMAS  
MERRIFIELD  
SALES LETTINGS

Flat 3, 320 Banbury Road,  
Summertown, Oxford, OX2 7ED

# Flat 3, 320 Banbury Road, Summertown, Oxford, OX2 7ED

A stylish first floor studio flat in this charming period conversion in north Summertown and with off-street cycle storage and resident permit parking. Please note the property is being sold with no onward chain.

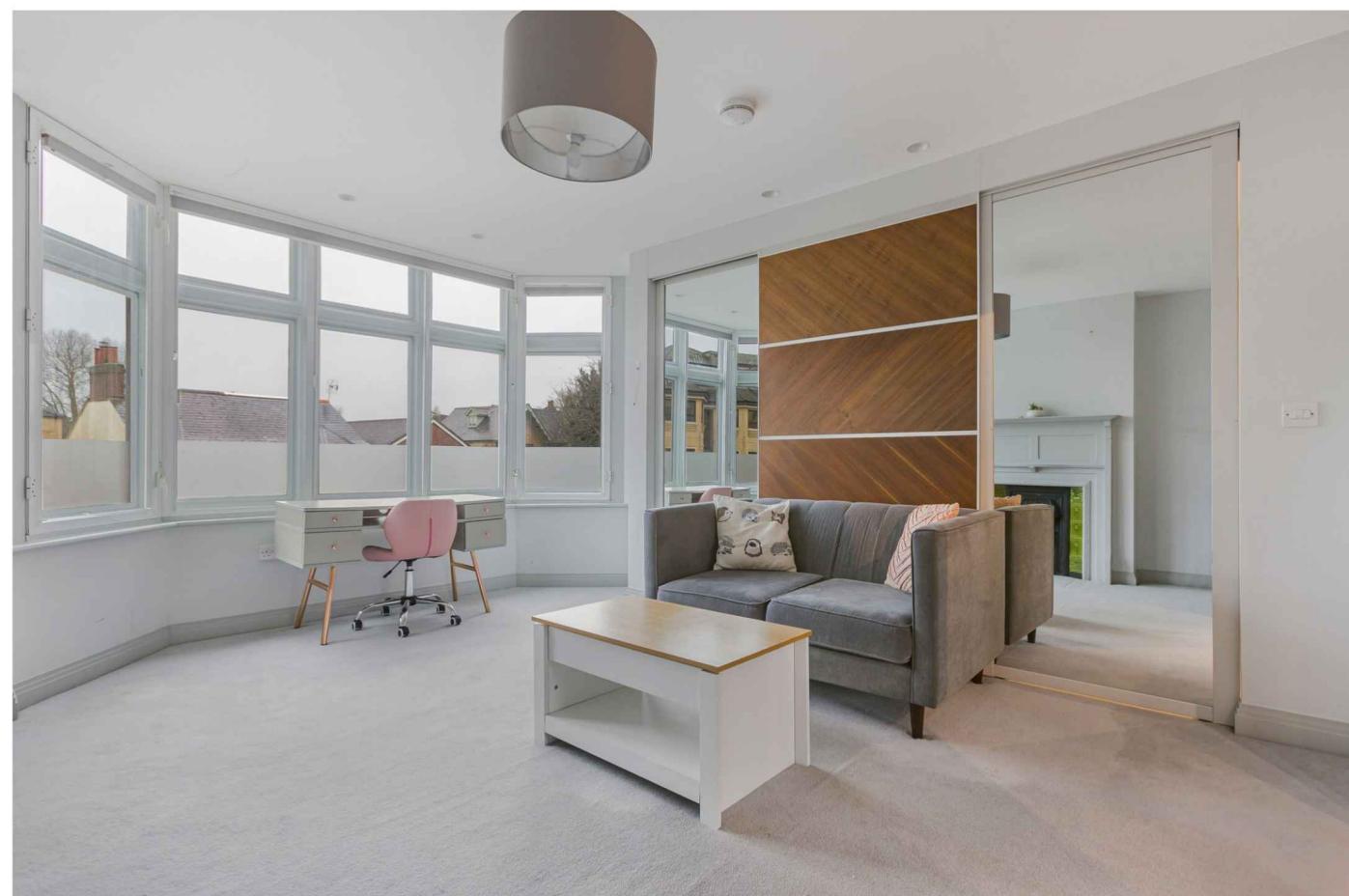
- Living room with bay window and original fireplace
- Sliding doors to bedroom area with wardrobe storage
- Kitchen with fitted units, appliances and breakfast bar
- Storage cupboard with washer/dryer
- Smart communal entrance hall with video entry system
- Coded access gate to cycle storage and bins area
- Ground Rent: £200pa fixed
- Service Charge: £1,266.30pa until 30th June 2026
- Lease: 150 years from 1st January 2021
- EPC Rating: D. Council Tax Band: C

A first floor studio flat combining stylish design with high quality materials and workmanship throughout. The property occupies one of the primary rooms on the first floor of this restored period property located close to South Parade in Summertown in North Oxford.

The flat retains some original character features including the bay window and a beautiful fireplace. The sleek fitted kitchen has an integrated fridge freezer, electric oven, induction hob, extractor and a washer-dryer to the cupboard in the entrance lobby. Heating is via electric wall heaters and hot water via immersion heater.

Parking is on-street resident permit parking.

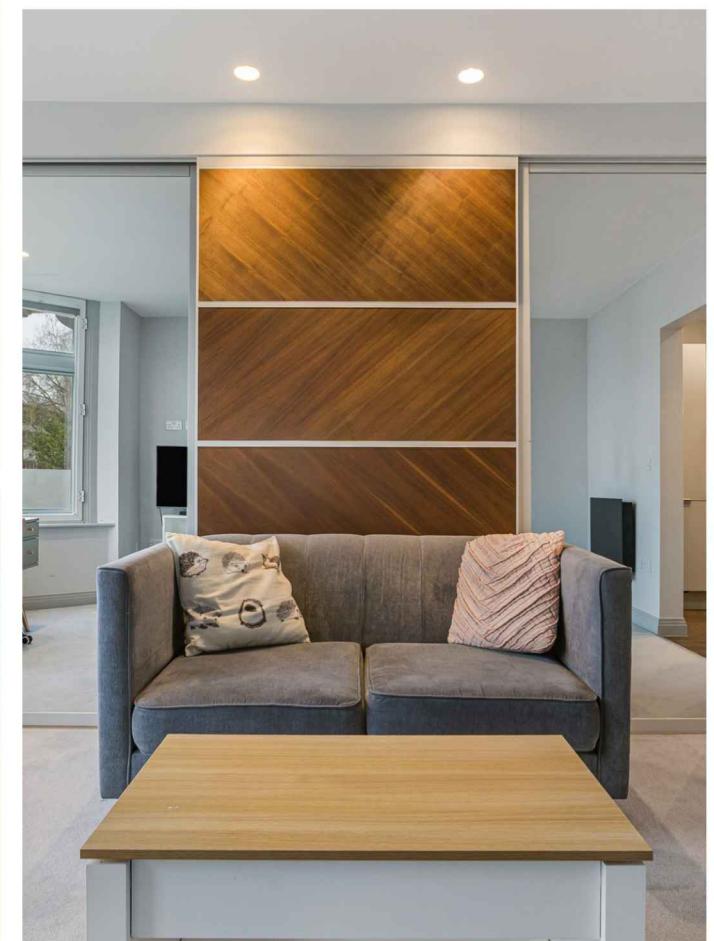
**Guide Price £299,500 Leasehold**





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 60 minutes. Leisure facilities include Nuffield Health & leisure off Woodstock Road, local tennis courts and at Cutteslowe Park.

According to Ofcom, superfast and ultrafast broadband is available and there is likely to be mobile and data coverage indoors and outdoors. All mains services are connected.



Approximate Gross Internal Area 420 sq ft – 39 sq m

