



THOMAS
MERRIFIELD
SALES LETTINGS

Flat 3, 339 Banbury Road, Summertown,
Oxford, Oxfordshire OX2 7PL

Flat 3, 339 Banbury Road, Oxford, OX2 7PL

A spacious three-bedroom first-floor flat, offered to the market with no onward chain, set within a charming 1930s building less than half a mile from the sought-after and vibrant area of Summertown in North

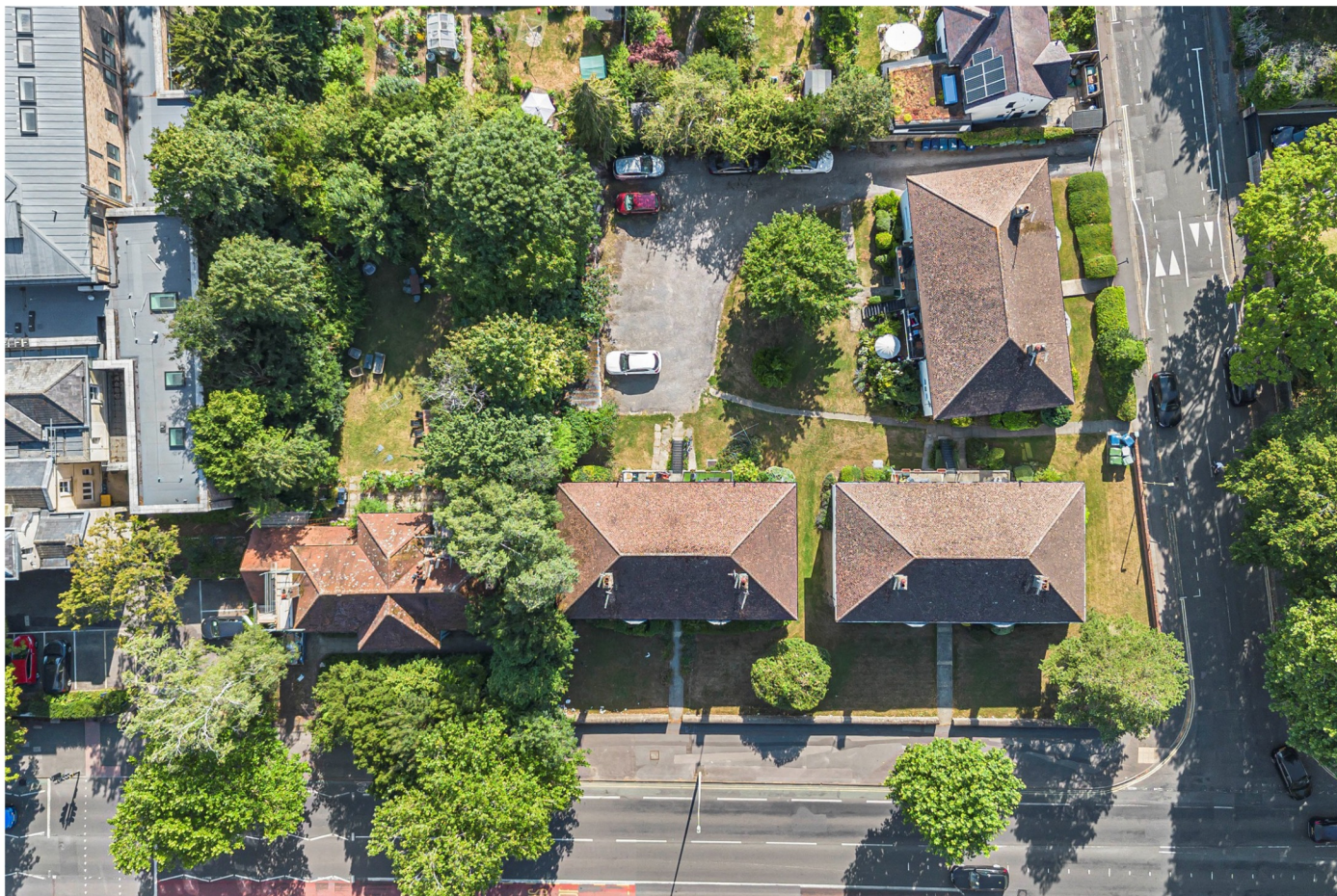
- Entrance hall
- Spacious living room with bay window
- Fitted kitchen
- Three bedrooms
- Shower room
- Allocated parking space
- Service charge: £2,400 per annum
- Ground rent: £200 per annum
- Remaining Lease: 85 years
- EPC Rating: D. Council Tax Band: D

The accommodation is well laid out and includes a welcoming entrance hall, living room featuring an attractive fireplace and a striking bay window that fills the space with natural light, and a kitchen fitted with a range of traditional-style wall and base units. A door from the kitchen leads to an external staircase providing access to the communal grounds. There is also a well appointed shower room, two generous double bedrooms, both with fitted wardrobes, along with a versatile third bedroom that would work well as a home office, nursery or dressing room.

Outside, residents enjoy access to attractive communal gardens, together with an allocated parking space.

Guide Price £425,000 Leasehold



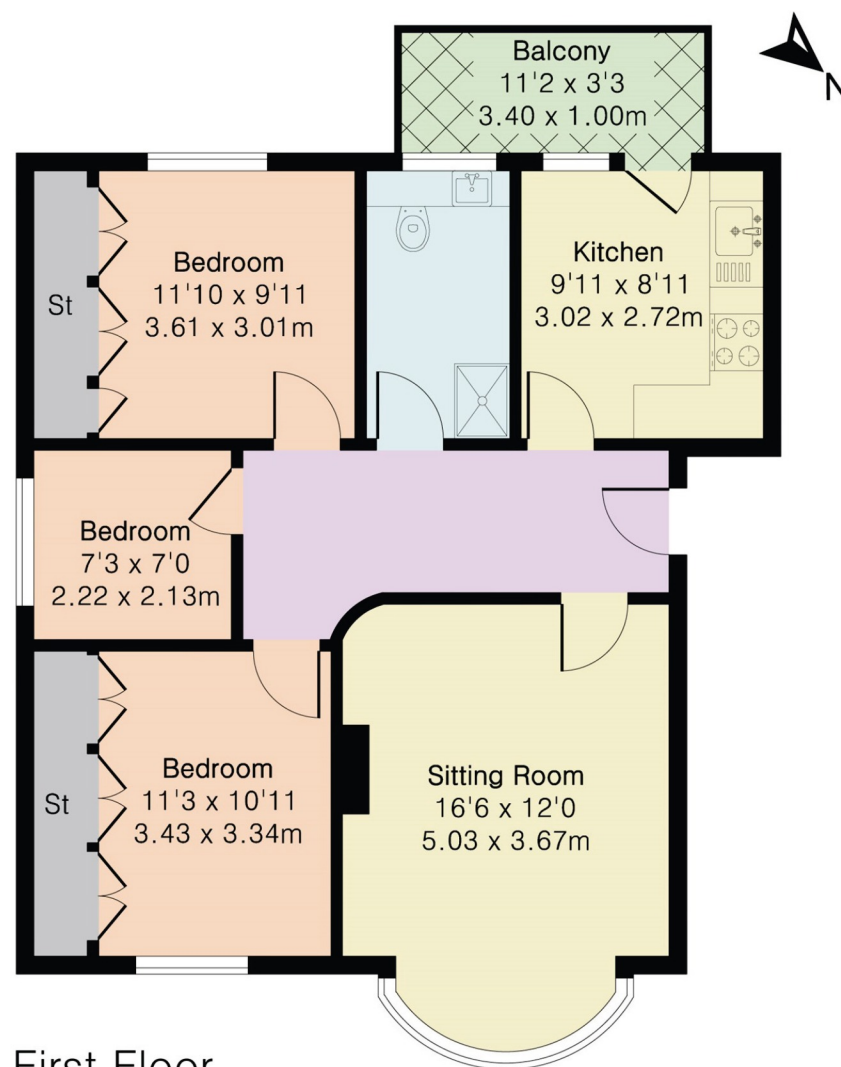


According to Ofcom, connectivity is excellent, with both standard and ultrafast broadband available. Mobile coverage is good outdoor and variable in-home.

Occupying a prime location within a short walk of Summertown that offers two supermarkets, an array of High Street stores, independent shops and a lively daytime and evening café culture and restaurant scene. Access into Oxford city centre is via Banbury Road with its regular bus service. Oxford Parkway railway station provides direct access into London Marylebone. There are leisure facilities nearby with Nuffield Health and Leisure off Woodstock Road, local tennis courts, Cutteslowe park and North Oxford Golf Club.



Approximate Gross Internal Area 736 sq ft - 68 sq m



First Floor