

37 Cunliffe Close
North Oxford, OX2 7BJ
Asking Price £535,000



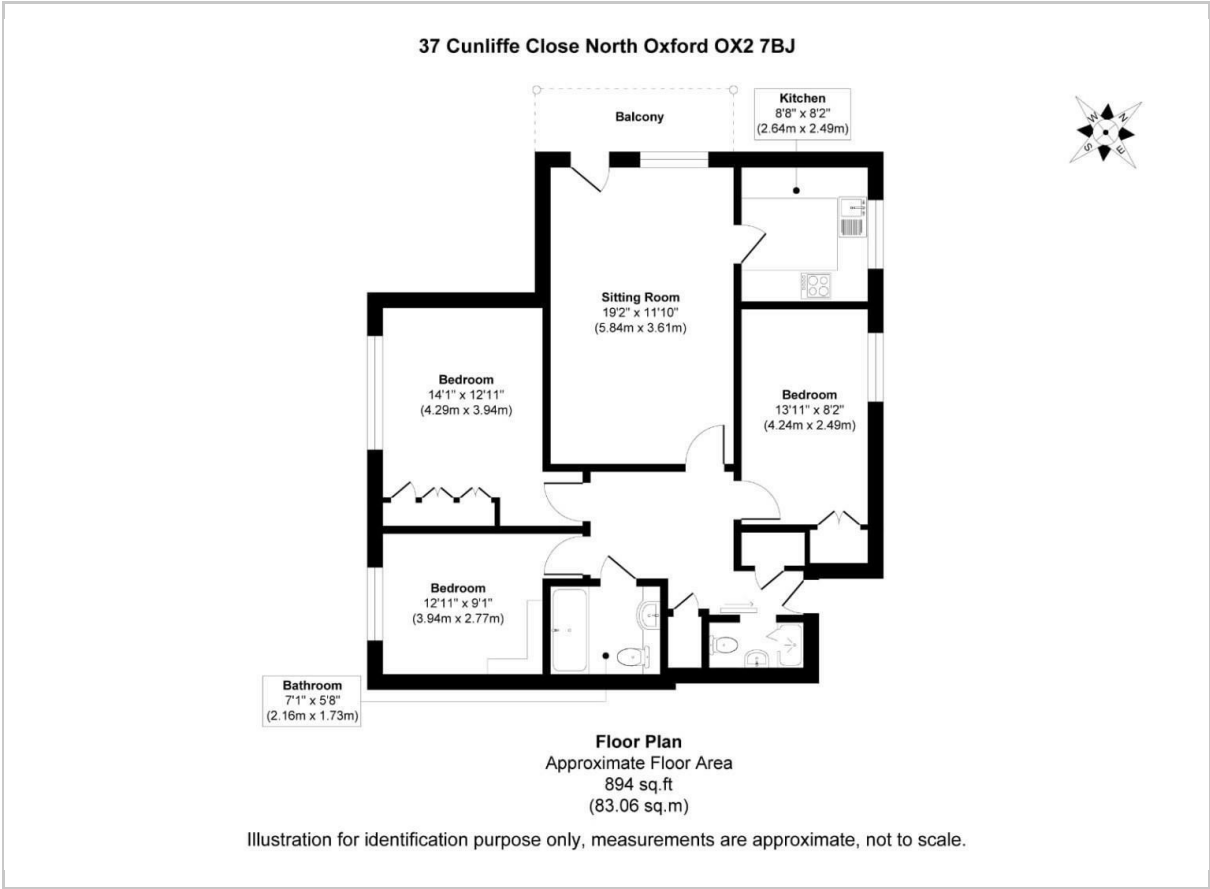
37 Cunliffe Close, North Oxford, OX2 7BJ

NORTH OXFORD
Oxford City Centre c.1.9 miles Oxford Station c.2.1 miles

Just refurbished 3 bedroom upper floor apartment of good scale. Featuring a bright reception room of good size opening on to a large private balcony overlooking the surrounding tree-scape. Fully equipped kitchen. 3 double bedrooms. Bath / shower room. Ample parking. A walk away from Summertown and its many amenities including excellent restaurants, coffee shops, Theatre, Wine merchants, Bakeries, Library etc. A special place to live between Central North Oxford & Summertown. (TOTAL FLOOR AREA: c.894 sq ft / c.83 m2)

ASKING PRICE: £535,000

Floor Plan



- Highly investable and a 'turn key' principal residence or rental property
- Just refurbished upper floor apartment of good scale
- Located in a much coveted address south of Summertown
- Large reception room with balcony and tree-scape view
- Well equipped kitchen
- 3 double bedrooms
- Bath / Shower room
- Ample off road parking + Single garage
- A walk away from Summertown's many amenities
- Oxford City Centre c.1.9 miles
Oxford Station c.2.1 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.