



THOMAS  
MERRIFIELD  
SALES LETTINGS

9 The Heights, Cumnor Hill,  
Oxford, OX2 9SY

## 9 The Heights, Cumnor Hill, Oxford OX2 9SY

A spacious ground floor two bedroom apartment in this beautifully presented small development near the foot of Cumnor Hill on the west side of Oxford.

- 
- Living room with open-plan fitted kitchen
  - Main bedroom with fitted wardrobe and ensuite
  - Second double bedroom
  - Family bathroom
  - Electric underfloor heating and double glazing
  - Lease: 125 years from July 2020. Ground Rent £250 pa
  - Service charge: £1,500 per annum
  - Attractive communal gardens plus bin and bike stores
  - Allocated parking space and visitor parking
  - Council Tax Band: C. EPC Rating: B
- 

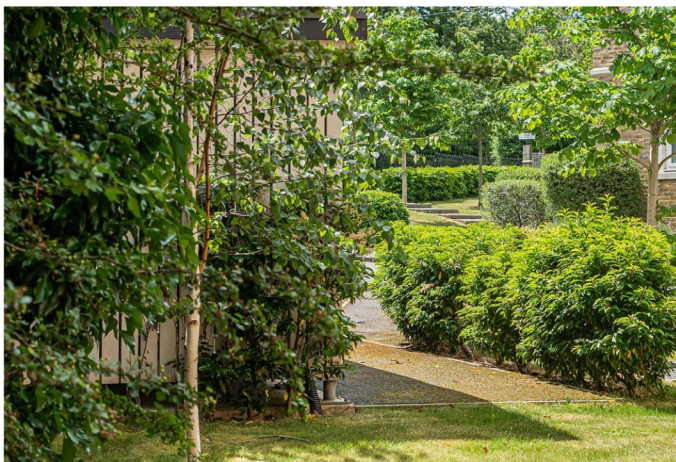
This development has been finished using traditional building materials with an attractive architectural designs combined with contemporary sleek interiors.

The living area is dual-aspect with double doors to a small balcony with a glass balustrade. The minimalist open-plan kitchen has quartz worksurfaces and integrated Bosch appliances including; fridge/freezer, dishwasher, washer-dryer, electric oven, gas hob, extractor hood and microwave.

The bathrooms are very nicely designed with tiled floors, Villeroy & Boch sanitaryware and Hansgrohe chromeware. There is also underfloor heating and electric towel rails.

The property is sold with no onward chain.

**£385,000 Leasehold**

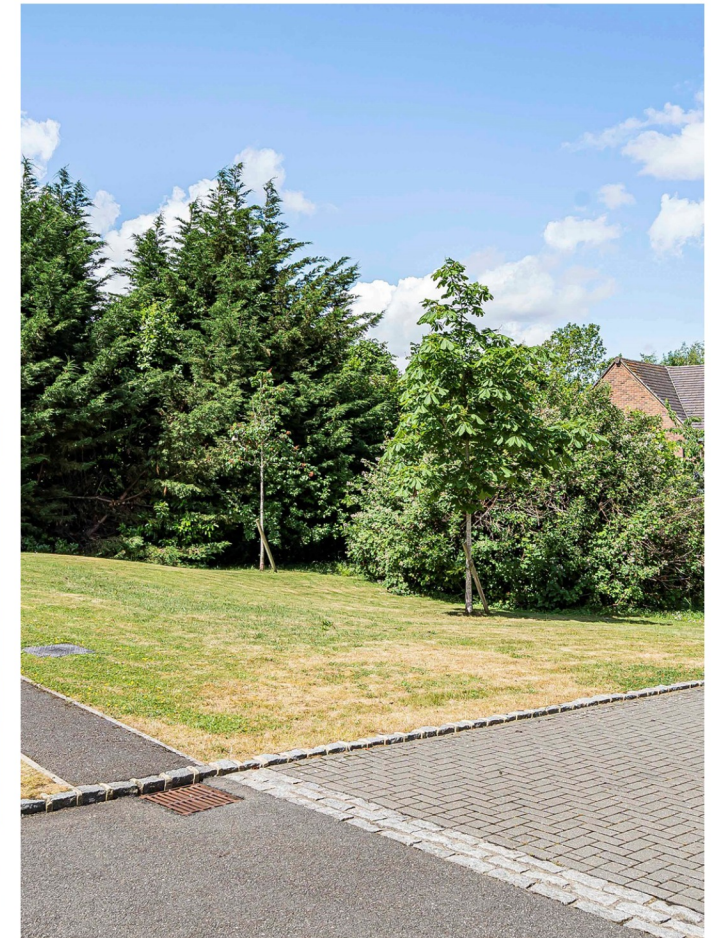




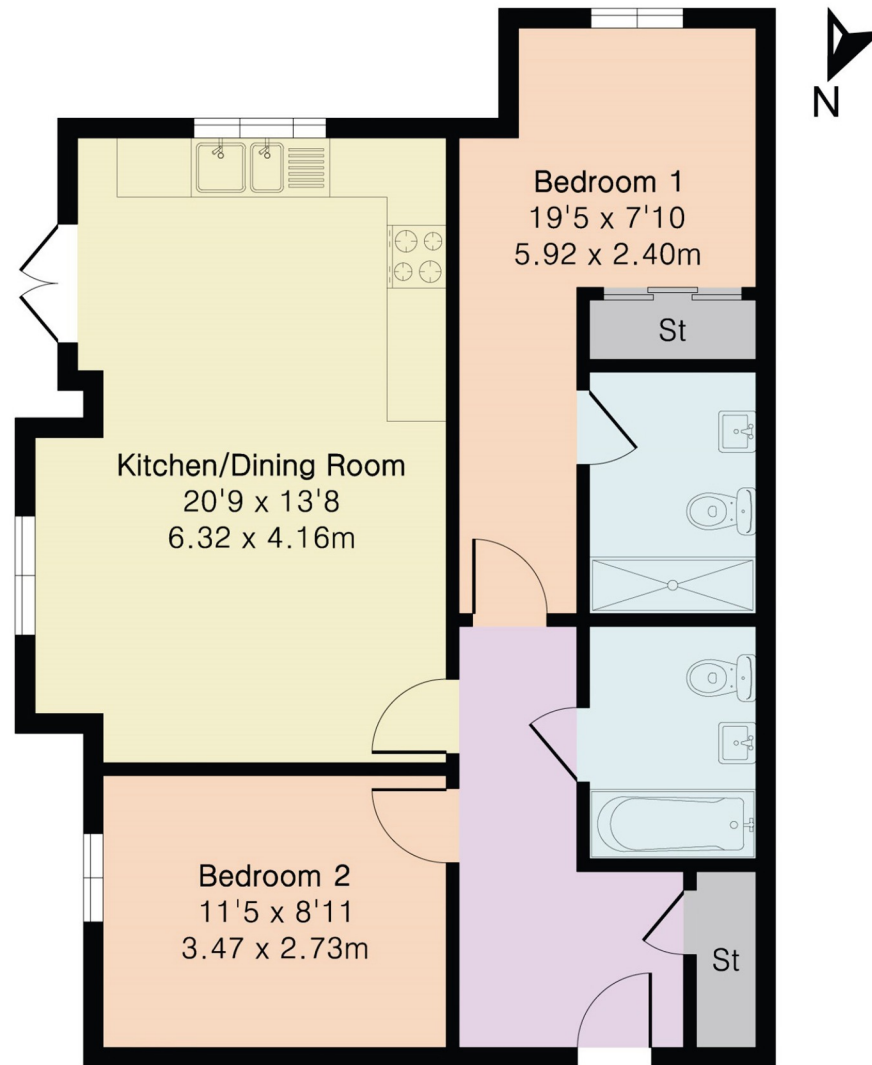
According to Ofcom, the property has Standard and Superfast broadband available and mobile voice and data signals are good outdoors and variable indoors with some providers.

Botley is within half a mile and offers a range of local shops including a Co-op with Post Office, coffee shop/delicatessen, newsagents, vets surgery and opticians. There are also Waitrose and Aldi foodstores on Botley Road circa 1 mile away.

There is easy access to the A34 and A420 at the Botley interchange and Oxford Railway Station offers a fast (50-minute) service to London Paddington.



## Approximate Gross Internal Area 710 sq ft - 66 sq m



HOLYFIELD HOUSE, 1 WALTON WELL ROAD,  
OXFORD, OX2 6ED

- t. 01865 515000
- e. [oxford@thomasmerrifield.co.uk](mailto:oxford@thomasmerrifield.co.uk)
- w. [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

**IMPORTANT NOTICE** Thomas Merrifield, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.