





## APARTMENT 2 70 CUMNOR HILL OXFORD OX2 9HU

Stylishly fitted open plan kitchen/living/dining space, utility, cloakroom, 2 double bedrooms with ensuites, veranda and private garden, two car park spaces

### DESCRIPTION

Set on the recently completed Hardy's Rise development by Lucy developments, this stylishly presented ground floor apartment comes with a high specification and a beautiful finish. The accommodation approaches 1000 sq ft and features a superb open plan kitchen/living/dining space which opens onto a veranda and private westerly facing garden.

The kitchen area is well appointed with quartz worksurfaces and Bosch appliances. The principal bedroom has built in wardrobes, a stylish ensuite with bath and shower and a full height window and door leading to the garden. Bedroom 2 also has a stylish ensuite shower. Other notable features include a separate utility room and wc.

The accommodation is well appointed with contemporary sanitaryware with Grohe taps and valves, data points to a number of rooms, an audio-visual door entry system and electric vehicle charge cabling. There are well maintained residents' gardens, and this particular apartment has its own private garden and two car park spaces.

### LOCATION

Located just a stone's throw from the beautiful and historic city of Oxford; Cumnor Hill is a highly sought-after area to live and provides the perfect balance between charming village and exciting city living. Residents can enjoy the relaxed local offerings of Cumnor Village, learn to sail on Farmoor Reservoir, or take advantage of the excellent transport links into Oxford city centre or one of the other neighbouring villages.

## A VERY STYLISH RECENTLY COMPLETED TWO BEDROOM GROUND FLOOR APARTMENT SET IN A HIGHLY RESIDENTIAL LOCATION ON THE WESTERN SIDE OF OXFORD, CLOSE TO LOCAL AMENITIES AND CONVENIENT FOR THE CITY CENTRE





Shopping facilities are available in the bustling West Way Square in Botley which is approximately a mile towards the city centre or Cumnor Village has a general store, newsagent, butcher and two public houses.

#### ADDITIONAL INFORMATION

999 year lease with share of freehold.

Please confirm the service charge payable with the agents

## ADDITIONAL INFORMATION

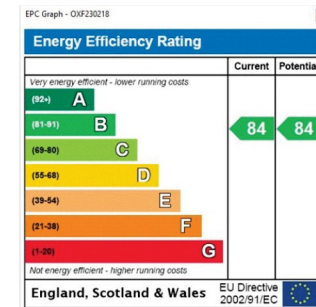
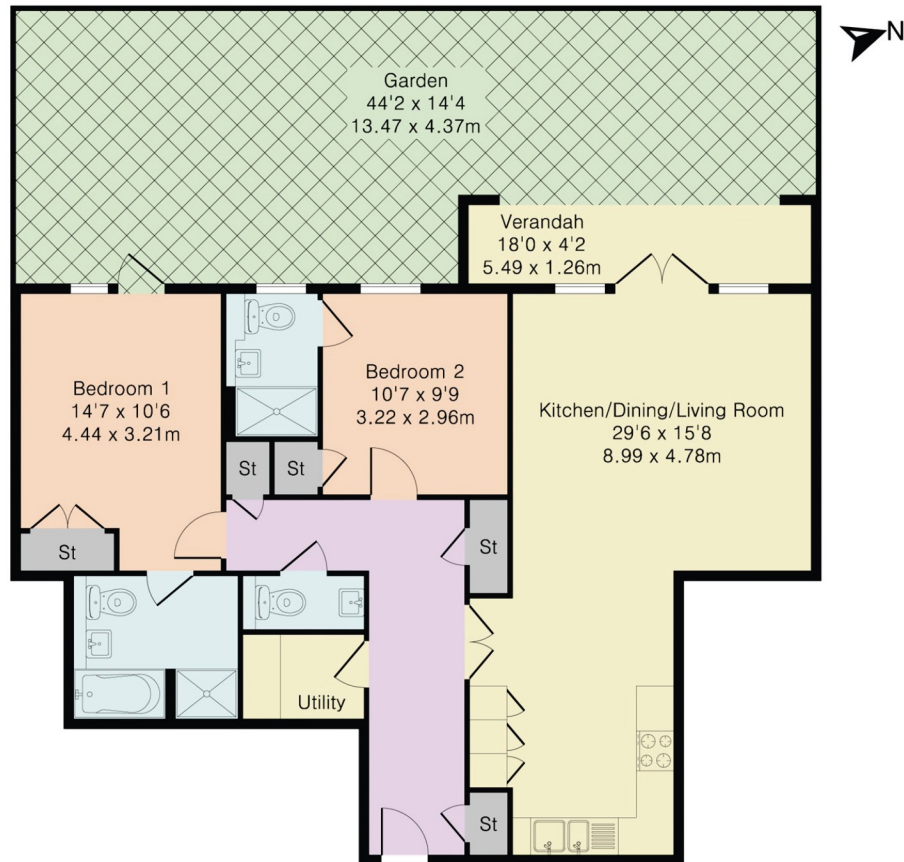
**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX2 9HU





Approximate Gross Internal Area 965 sq ft – 90 sq m



**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK

A member of  
**OnTheMarket.com**

#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.