



**Banbury Road**  
Oxford

**Carter Jonas**



## 125C BANBURY ROAD OXFORD OX2 6JX

2 double bedrooms  
South-west facing sitting/dining room  
Attractive maintained communal garden  
Allocated off-street parking

### DESCRIPTION

A well laid out two bedroom apartment with views over the west facing garden in a purpose built block of five apartments.

Accessed through a communal staircase to the first floor, the entrance hall opens on to a spacious sitting/dining room with a deep window offering a wonderful outlook over the attractive communal garden. The kitchen is furnished with base and wall units and there is also a good sized storage cupboard and cloakroom by the entrance. Further into the apartment both bedrooms have views over the west facing garden. The bathroom has a fitted bath with a shower over and a storage cupboard to the side.

The block of apartments is well maintained and has an outside bike rack, bin storage and designated off street parking to the front of the property for one car.

The west facing communal garden has been thoughtfully landscaped creating seating areas under a pagoda or under the shade of a weeping ash tree. An automatic watering system has been installed to water the border plants.

### LOCATION

Central North Oxford is the most prestigious and popular residential area within this historic city. Located in the North Oxford Victorian Conservation Area, which is flanked to the west by Port Meadow and to the east by the University Parks. North Oxford is desirable for many reasons, not least because of the proximity to an array of Oxford's excellent choice of state, private and public schools.

## A TWO BEDROOM FIRST FLOOR APARTMENT OVERLOOKING THE PRETTY COMMUNAL GARDEN IN A WELL MAINTAINED BLOCK IDEALLY LOCATED IN SOUGHT AFTER CENTRAL NORTH OXFORD





The property is close to Summertown with its range of local stores, restaurants, cafés and everyday amenities. The property offers good public transport and cycle lanes to Oxford city centre with its extensive shopping, commercial and educational facilities. Transport links are excellent with a railway station in the city centre, Oxford Parkway to the north, and easy access to the M40 (Jct 8) and London Heathrow.

#### FURTHER INFORMATION

Share of freehold

Lease: 999 years from 2.6.1977 (951 years remaining)

Management Company: Peerless Properties

Annual service charge: c.£1900, this includes an amount for a reserve fund

Gas central heating

EPC Rating: B

Council Tax: Band D

Broadband - current Broadband connection is BT Fibre 2.7Mbps

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside the property.

Allocated parking space

## ADDITIONAL INFORMATION

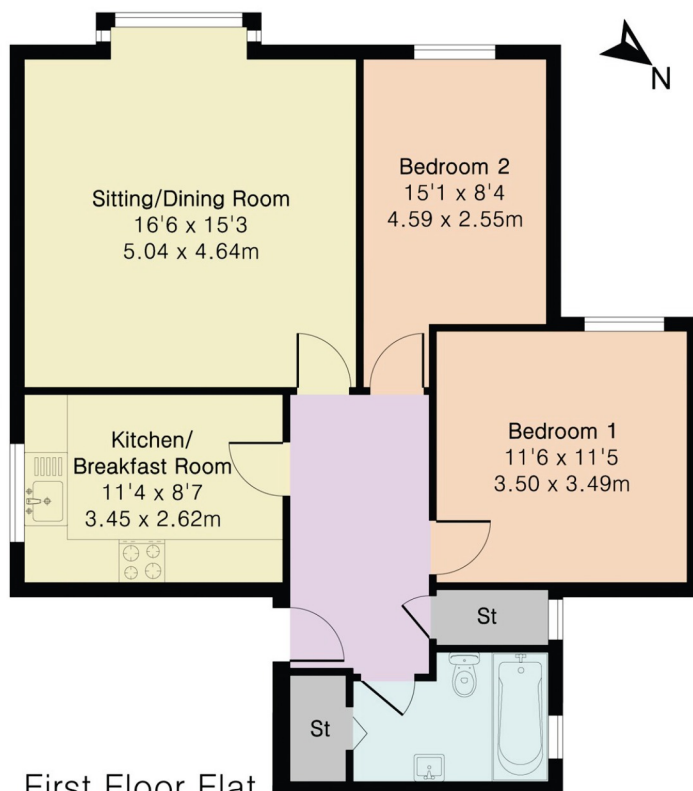
**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX2 6JX





**Approximate Gross Internal Area 760 sq ft - 71 sq m**



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Carter Jonas**



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

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Offices throughout the UK



#### IMPORTANT INFORMATION

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