



# An ideal investment or first home

**Apartment 9, The Gables, 6 Cumnor Hill, Oxford, OX2 9HA**

£285,000 Leasehold





- Take advantage of the Stamp Duty Holiday\*\*
- Spacious layout of 524 sq ft
- The only 1 bed apartment available
- Help to Buy available\*
- Communal garden
- Allocated parking
- Cycle storage
- Premium location
- EPC=B

The only one bedroom apartment at The Gables is situated on the second floor of the development with far reaching roof top views. The apartment benefits from a double bedroom, shower room, and spacious open plan kitchen / living /dining room.

There is one allocated parking space per apartment, as well as cycle storage and access to the communal gardens at the rear of the property.

The Gables has an impressive design, offering nine apartments with luxury, stylish interiors. Perfectly located less than 2 miles from Oxford City centre. Over 75% reserved.

Please note that access to all the apartments is via stairs.

\*Government's Help to Buy scheme. Under this scheme first time buyers can take out an interest free, five year loan for up to 20% of the cost of a new home, meaning they need only a 5% deposit and a 75% mortgage to buy a property.

\*Terms and eligibility criteria apply.

\*\* Government SDLT holiday - T's & c's apply

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#### Tenure

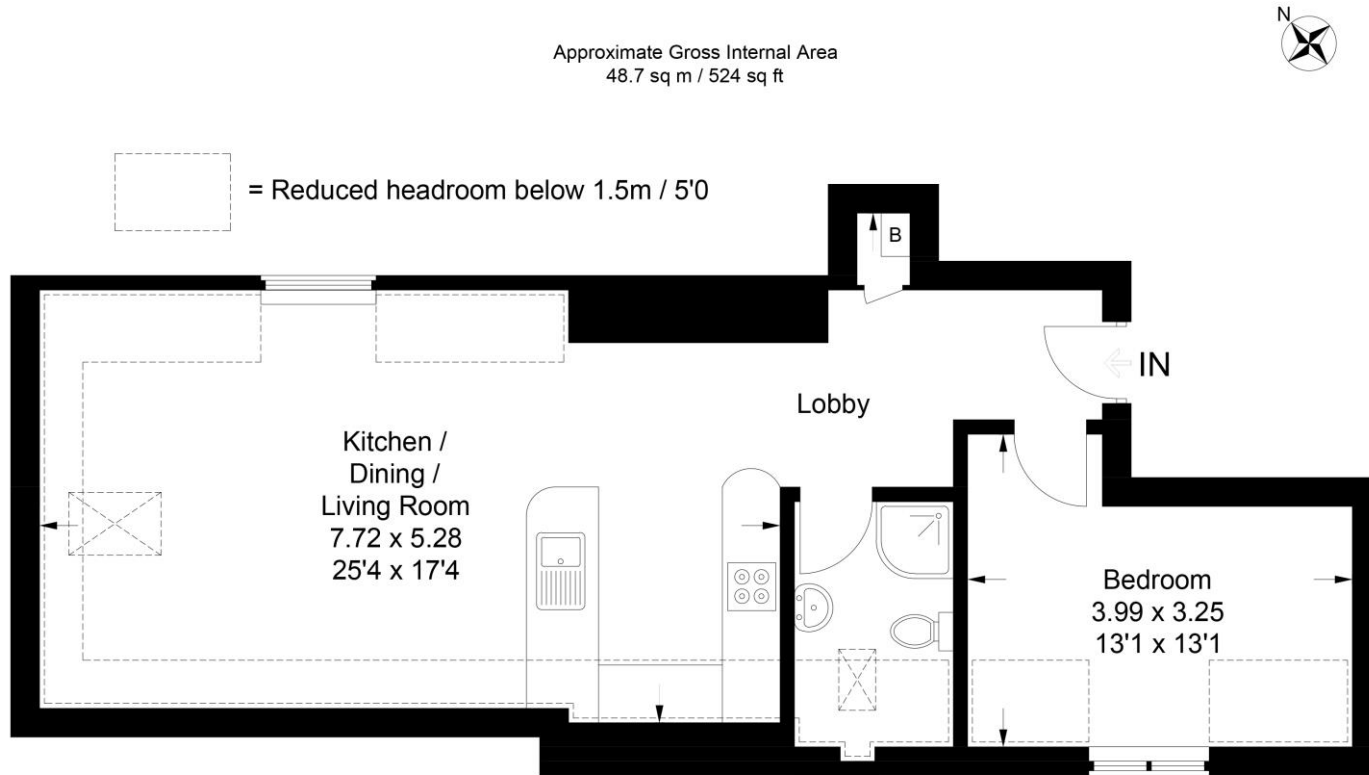
Leasehold (124 years remaining)

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Summertown RDS Office.

Telephone: +44 (0) 1865 269 010.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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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