



# A lovely, first floor apartment

**Flat 9, Westlands, 13 Cumnor Hill, OX2 9EU**

Leasehold (121 years remaining)



Entrance hall • open plan kitchen/sitting/dining room  
• double bedroom with built-in wardrobes • shower  
room • off-street parking space

### Situation

Cumnor Hill is a sought after residential area in Oxford, approximately 2 miles to the west of the historic city centre. There is easy access into Oxford mainline railway station and good access to a number of main arterial roads. Oxford itself offers a comprehensive selection of shopping, recreational, sporting, leisure and educational facilities.

### Description

This is a modern, first floor, apartment benefiting from its own private entrance. The property is part of a development of just nine apartments and was built by Lucy Developments. On entering the apartment, a wide staircase leads to the first floor. The hallway leads to a bright, open plan kitchen/living room with doors out to a balcony. Off the hallway is a double

bedroom with built-in wardrobes, a modern shower room and two cupboards providing additional storage. Off-street parking for one car.

**Tenure:** Leasehold (121 years remaining)

**Local Authority:** Vale of White Horse

Photographs taken and brochure prepared March 2020

**Fixtures and fittings:** Those items mentioned in these sale particulars are included in the sale. All other fixtures, fittings, and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills.





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**Approximate Area** 63 sq m / 678 sq ft

**Including Limited Use Area** (11.5 sq m / 124 sq ft)



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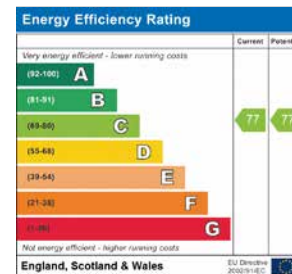
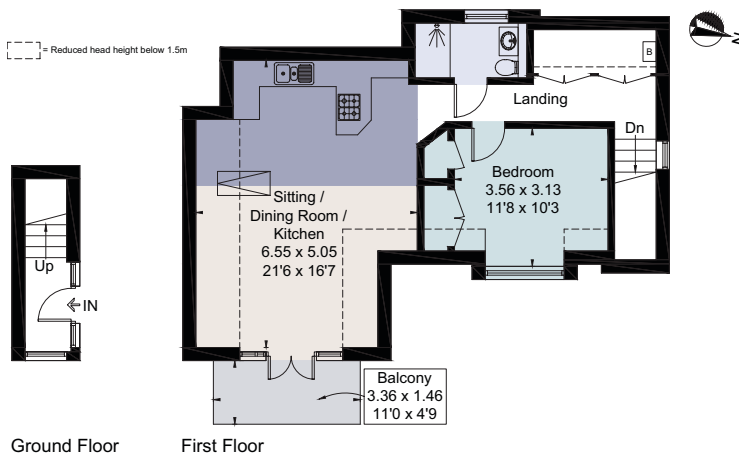
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