



Contemporary ground floor apartment

Flat 8, Westlands, 13 Cumnor Hill, Oxford, OX2 9EU

Leasehold. 121 years remaining.



Entrance hall • open plan kitchen/sitting/dining room
• principal bedroom with en suite shower room • second bedroom/study • bathroom • off-street parking space
• private garden

Situation

Cumnor Hill is a sought after residential area in Oxford, approximately two miles to the west of the historic city centre. The pretty village of Cumnor offers a good variety of local amenities, shops and eateries. 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

Westlands is a development of just nine stylish apartments and was built by renowned Lucy Developments in 2016. Number 8 is an attractive, modern, ground floor apartment benefiting from its own private entrance and garden. To the left of the entrance hall is a bright, open plan kitchen/sitting/dining room with French doors opening to the enclosed private garden. To the right of the hallway is the principal bedroom with built-in wardrobes and en suite shower room and a second double bedroom also with built-in wardrobes which could also be used as a study. There is also a good-sized family bathroom. There is off- street parking for one car.

Services

Mains services connected. Combination gas boiler and central heating.

Tenure

Leasehold. 121 years remaining. Current ground rent £300.

Local Authority

Vale of White Horse District Council.

Fixtures & 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.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





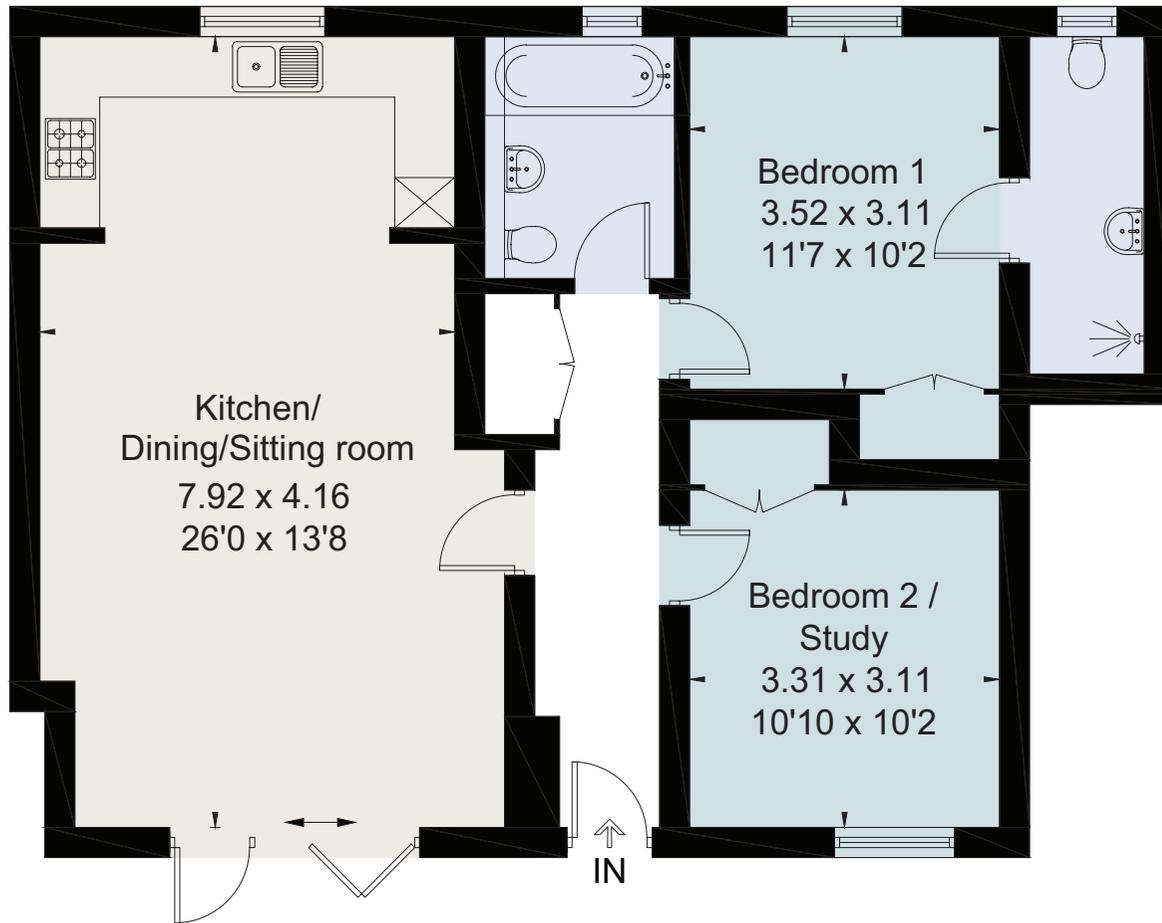
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Approximate Area 80.0 sq m / 861 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192-199	A		
181-191	B		
169-180	C		
155-168	D		
139-154	E		
121-138	F		
11-120	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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