



# An appealing upper floor apartment

**Flat 6 Woodbank House, 399 Banbury Road, Oxford, OX2 7FZ**

999 year lease granted in 2004. Share of freehold.





Hall • open plan living room/dining room • kitchen  
• 2 bedrooms • bathroom • en suite shower room  
• parking • communal garden

#### Local Information

Woodbank House lies on the corner of Davenant Road and Banbury Road, just north of Summertown, which has an enticing array of shops, cafés and restaurants, including a patisserie and specialist bookshop. It is a sought after area, conveniently located for the popular Oxford schools. There is good access to the ring road leading to the M40 and M34 and, just to the north, is Oxford Parkway, with a regular service to London Marylebone.

#### Directions

From Savills Summertown office proceed north on Banbury Road. Woodbank House lies on the corner of Banbury Road and Davenant Road.

#### About this property

Flat 6 is one of just six apartments in this small modern development north of Summertown. Lying on the second floor and 914 sq ft in size, it is a nicely proportioned apartment with a practical and flexible layout, and could appeal as a home, a city base, a manageable home for someone downsizing, or it could suit as an investment. The entrance hall leads to the dual aspect, open plan living/dining room/kitchen. There are two good bedrooms, one with an en suite shower room, together with a bathroom.

Outside, there is an allocated parking space and small communal garden.

#### Services

Mains services connected. Gas heating.

#### Local Authority

Oxford City Council

#### Tenure

999 year lease granted in 2004. Share of freehold. Service charge information available on request.

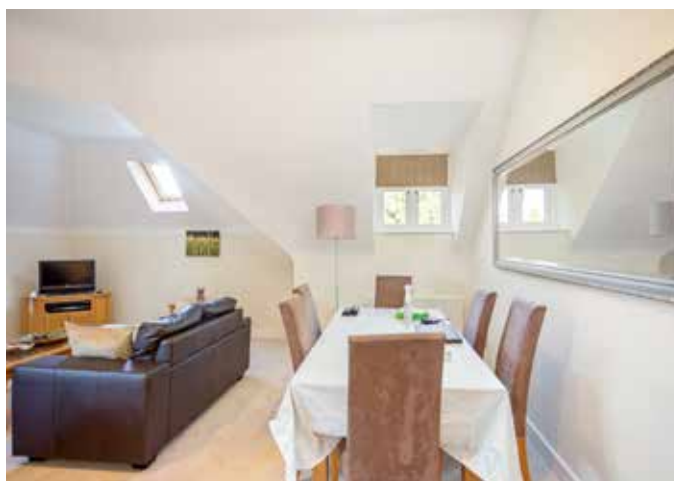
#### Energy Performance

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

#### Viewing

Strictly by appointment with Savills.

Brochure prepared and photographs taken September 2021.





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**Approximate Area** 84.9 sq m / 914 sq ft

**Including Limited Use Area** (2.6 sq m / 28 sq ft)



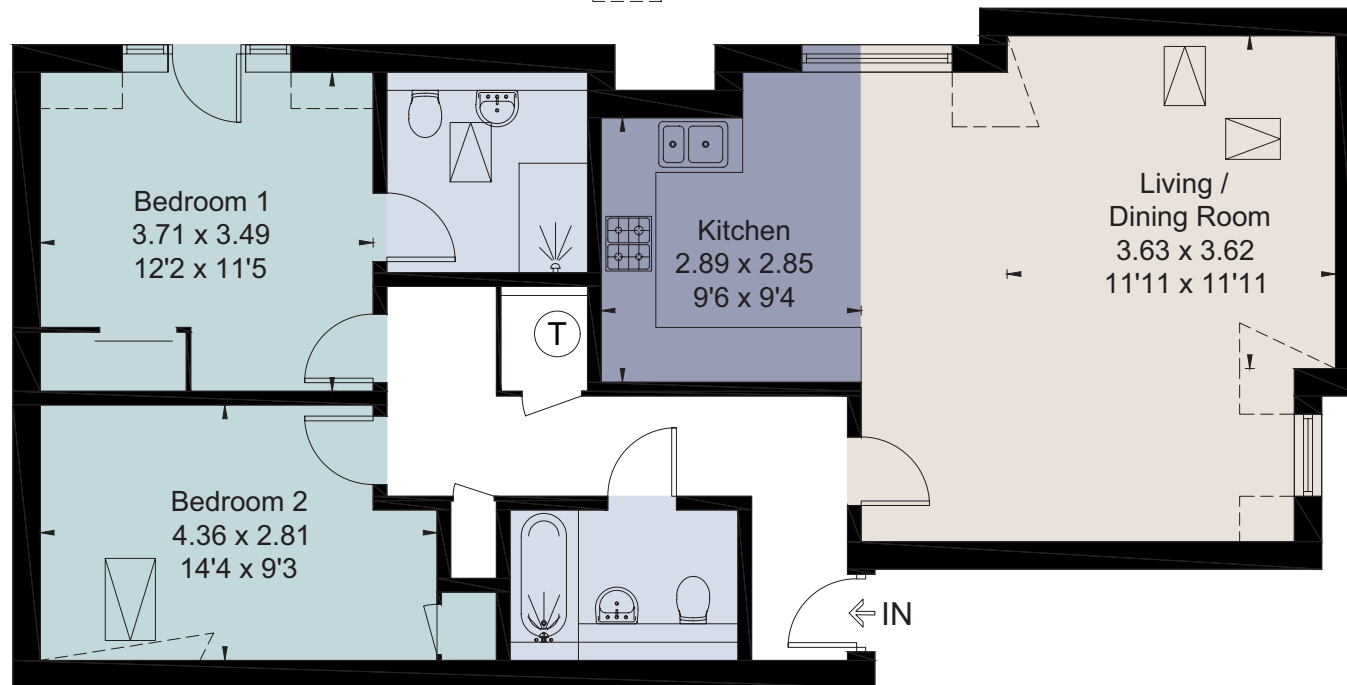
savills

savills.co.uk

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[Dashed box] = Reduced head height below 1.5m



## Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192-100	<b>A</b>		
181-81	<b>B</b>		
169-61	<b>C</b>	7B	51
155-50	<b>D</b>		
139-54	<b>E</b>		
121-38	<b>F</b>		
11-20	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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