



**Victoria Road**  
Summertown, Oxford

**Carter Jonas**

## FLAT 1, 57 VICTORIA ROAD, OXFORD OX2 7QF

Entrance hall, sitting room, kitchen/breakfast room, double bedroom, shower room.  
Communal garden. Allocated parking for 1 car with EV charger

### DESCRIPTION

Forming part of this boutique development converted in 2020, made up of 1 and 2 bedroom apartments, this very stylish ground floor apartment boasts spacious and contemporary accommodation with a luxury finish and high-end products. Finished to a high specification, the apartment occupies the ground floor of the front of the development and offers an entrance hall, a spacious sitting room with bay window to the front, a stylish kitchen/breakfast room with a range of units and integrated appliances and a double bedroom, again enjoying a bay window to the front and complemented by a beautifully fitted shower room with underfloor heating. The two bay windows have bespoke fitted blinds which include adjustable black-out in the bedroom.

### OUTSIDE

To the rear of the property is the communal garden principally laid to lawn, and a bike store. A private parking space with EV charger, is allocated to the front with further permit parking is available via the Oxford City County Council.

### LOCATION

Victoria Road is situated in the highly regarded residential location of Summertown. Summertown itself is served by a good variety of shops including Marks & Spencer, doctors and dentists and restaurants and pavement cafe's along with the Nuffield Health and Racquet Club. The property is well located for the popular Oxford schools and has easy access to the hospitals, Oxford City centre, the University and Oxford ring road, which is close by. Oxford Parkway is within 1.3 miles. (Oxford to Marylebone 66 minutes). Oxford mainline to Paddington (55 minutes).

## AN EXCEPTIONAL AND STYLISH 1 BEDROOM GROUND FLOOR APARTMENT FINISHED TO A HIGH SPECIFICATION WITH A PRIVATE PARKING SPACE WITHIN THIS EXCLUSIVE DEVELOPMENT CLOSE TO SUMMERTOWN SHOPS



## ADDITIONAL INFORMATION

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

**Directions: OX2 7QF**

Services: All main services are connected. Gas fired central heating

Tenure: Leasehold. 999 years from January 2020.

Peppercorn rent.

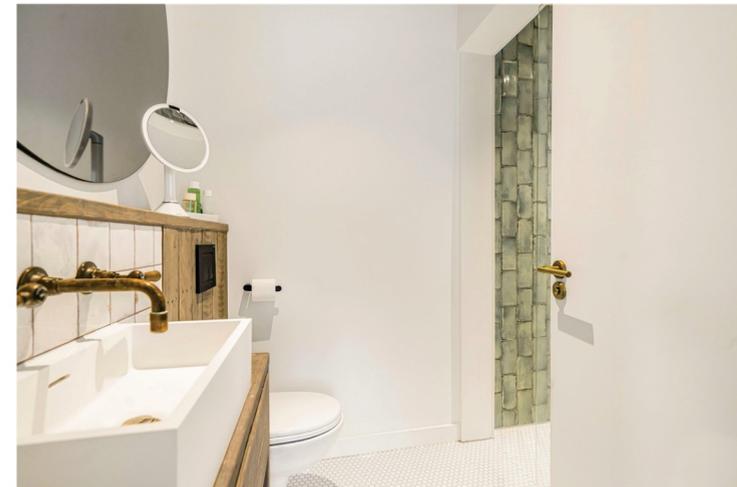
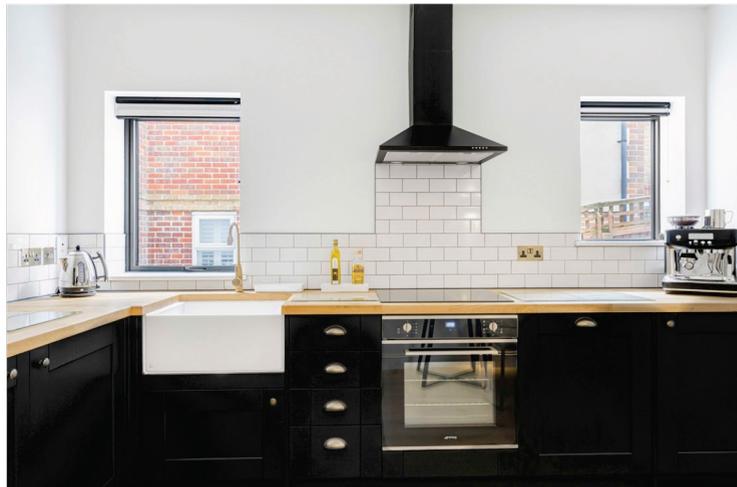
Service Charge: £900 p.a.

Local Authority: Oxford City Council

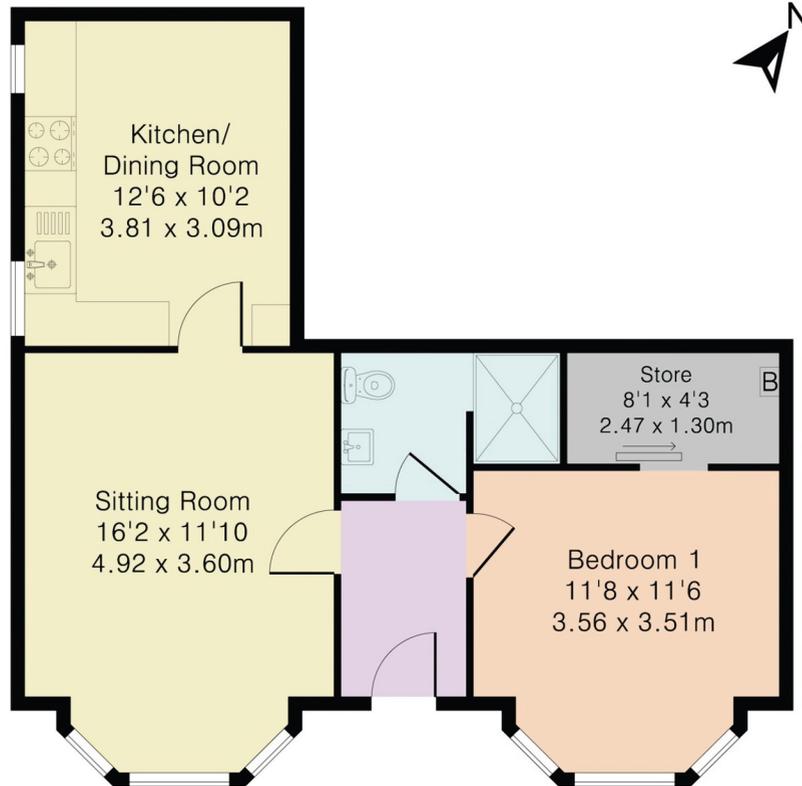
Council Tax: Band D

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

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**Approximate Gross Internal Area 552 sq ft - 51 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>		
(69-80)	<b>C</b>	<b>80</b>	<b>80</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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