

**FOR SALE**



**Sunderland Avenue, Summertown**  
**Guide Price £310,000**

  
**MARTIN&CO**

# Sunderland Avenue, Summertown

## Key Notes:

- Additional Storage Space in Boarded Loft Area
- Freshly Painted Throughout
- Vacant Possession
- Allocated Parking Space
- No Onward Chain
- Service Charge: £1,840.00 PA
- Ground Rent: £174.00 PA
- Council Tax Band: D
- Lease Term: 125 Years from 1<sup>st</sup> June 1994
- Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co are pleased to welcome a First Floor Maisonette situated on Sunderland Avenue. Sold with No Onward Chain and Vacant Possession.

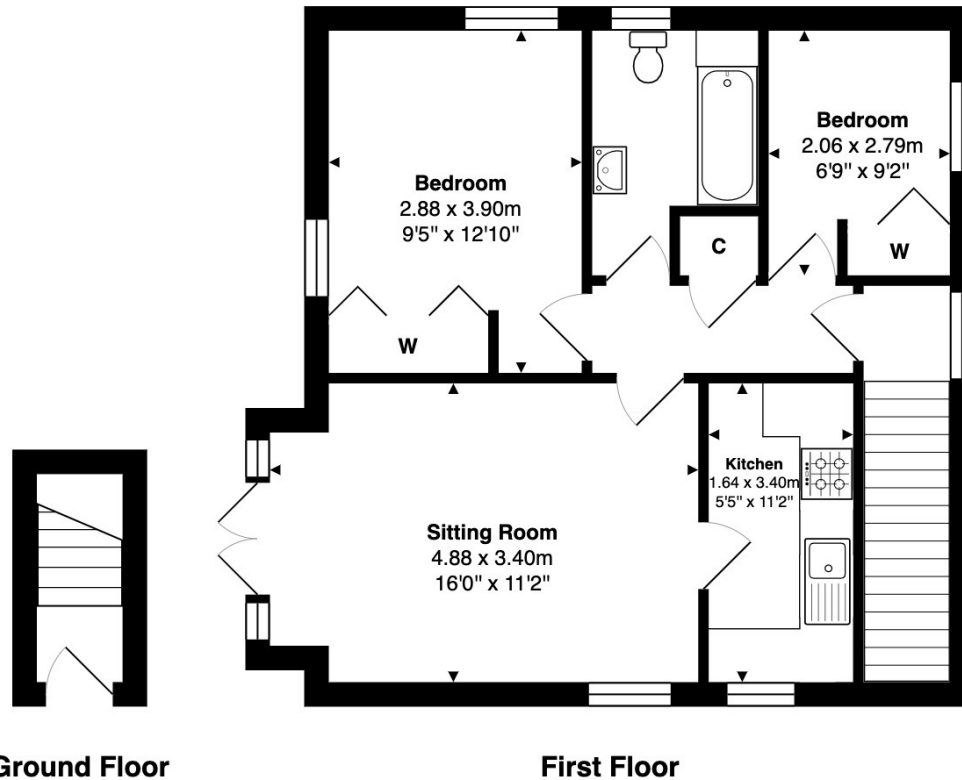
The property comprises of an entrance hall with storage, well-proportioned sitting/dining room which has French Doors opening onto a Juliette balcony and access to a separate kitchen. The master bedroom has built in wardrobes. Second guest room and further bathroom. In addition to this, the property benefits from spacious loft storage space which is a great additional feature.

The property has one private parking space and access to lawned communal grounds, there is a rear pedestrian gate which leads to a bus stop on Woodstock Road for access to the city centre.

Located to the north of the city, the transport links are brilliant with the ring road providing access to the M40 and A34 nearby and Oxford Parkway Station which is little more than a mile away providing a regular mainline service to Marylebone.

For further details or to arrange a viewing contact Martin and Co Oxford.





Approx. Gross Internal Area: 56.4 m<sup>2</sup> ... 608 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
Drawn by E8 Property Services. www.e8ps.co.uk



## Martin & Co Oxford

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.