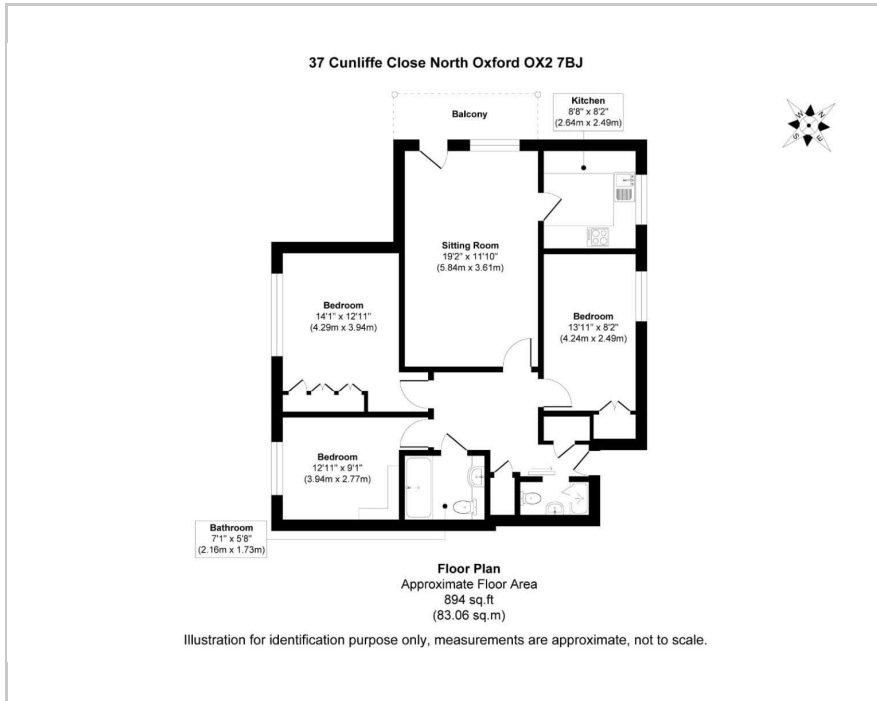




37 Cunliffe Close, North Oxford, OX2 7BJ  
£2,995 PCM



## Floor Plan



## Area Map



## REFURBISHED APARTMENT OF GOOD SCALE IN A MUCH COVETED NORTH OXFORD ADDRESS

### Accommodation

- AVAILABLE 1st June 2026
- Just refurbished upper floor apartment of good scale
- Located in a much coveted address south of Summertown
- Large reception room with balcony and tree-scape view
- Well equipped kitchen
- 3 double bedrooms
- Bath / Shower room
- Ample off road parking
- A walk away from Summertown's many amenities
- Oxford City Centre c.1.9 miles Oxford Station c.2.1 miles



**DIRECTIONS:** From Summertown head south to the Marston Ferry Road crossroads traffic lights and proceed straight over continuing along the Banbury Road, taking the first turning left in to Cunliffe Close. Proceed along passing the initial housing stock and you will come to a green populated with mature trees on your left with dedicated parking along the roadside in front of the green and the apartment building containing No.37 is opposite you and the far side of the green and it will be found on the 2nd floor. WHAT3WORDS Co-ordinate: ///occurs.added.posed



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

216 Banbury Road, Oxford, OX2 7BY

Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - best ranking class	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - poor ranking class	E		
Very energy inefficient - worst ranking class	F		
Very energy inefficient - worst ranking class	G		
Energy Efficiency Rating		65	76
England & Wales		EU Directive 2002/91/EC	