





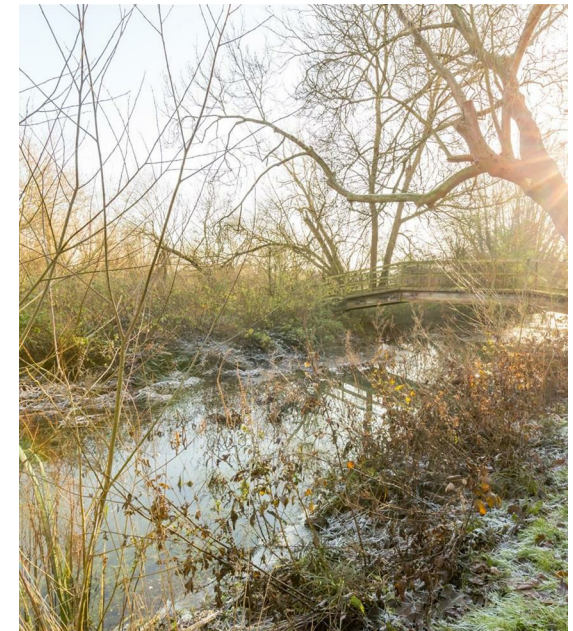
Of all the apartments in the area, this one probably offers the best mix of value, outlook and enjoyable space.

A top floor flat with share of the freehold, providing fabulous countryside views and communal gardens. 18 ft main bedroom, large and bright living room, modern kitchen and bathroom, large loft, secure bike store as well as generous parking, and NO CHAIN.

Summertown and North Oxford is a unique suburb of Oxford. In some ways it is a village within the town as it's blessed with so many amenities, shops, bars and restaurants as well as a deep feeling of its own community. Access to road and rail transport links, schools, frequent bus services etc is peerless. And the development is right next to Sunnymead Park, plus Cutteslowe Park with its big play ground, lake, tennis courts, lovely walks and model railway - all just ten minutes' walk away over a footbridge so you can get there without even stepping onto a pavement.

Meadow View is exactly what you get with this lovely apartment. Sat on the top floor, it overlooks the wonderful Cherwell River (a favourite for punting) that meanders past to the rear, with its own communal lawns and a bridge into the meadow behind, beyond which is the delightful open pastureland. The apartment was planned to take advantage of this view, and it makes full use of that. The layout is also cleverly designed for the likely audience, giving the main bedroom a surprisingly generous amount of space, while leaving a second bedroom that's fine as a useful guest room but more likely the ideal home working space. And outside the plot offers both wonderful communal lawns as well as very generous parking, even a secure bike store. Combine all these assets and this is a really fab place to live.

- Share of freehold!
- Well proportioned living room
- Fantastic views over meadow
- Huge main bedroom
- Pleasant kitchen
- Generous parking either side
- Second double bedroom/study
- Modern bathroom
- Ample communal gardens



19 Meadow View, Oxford, OX2 7QS

Guide Price £350,000

The main entrance to the block is through a secure entry phone door, which opens into a vast main hallway. Stairs take you to a wide landing, with the door to the flat opening off. Once inside, the hall running the full width contains both a handy coat cupboard and also a good sized airing cupboard complete with immersion tank. And overhead, as the apartment is on the top floor, it has the benefit of a large loft. Head left and the first of the two bedrooms is a really pleasant surprise. At over 18 feet in length it's far larger than you could hope for, and as it includes an integral wardrobe fitted at the near end plus a cupboard under the eaves, there's a huge amount of useable floor space. This allows for furniture placement you wouldn't normally expect to accommodate; the largest of double beds is small in this space, with ample room to spare for a desk, chest, shelves etc. And the view to the rear over the meadows is ever-changing and very beautiful.

Next door, the smaller of the two bedrooms is also equipped with a built-in wardrobe, ensuring the main space is useful - and while much more compact than the first bedroom, it is still a very useable double or a study. Serving the pair, the bathroom to the opposite end of the hall is ideal. Simple and elegant, large cream tiles cover the walls in perfect contrast to the darker flooring. And the clean, modern white suite includes a shower above the bath.

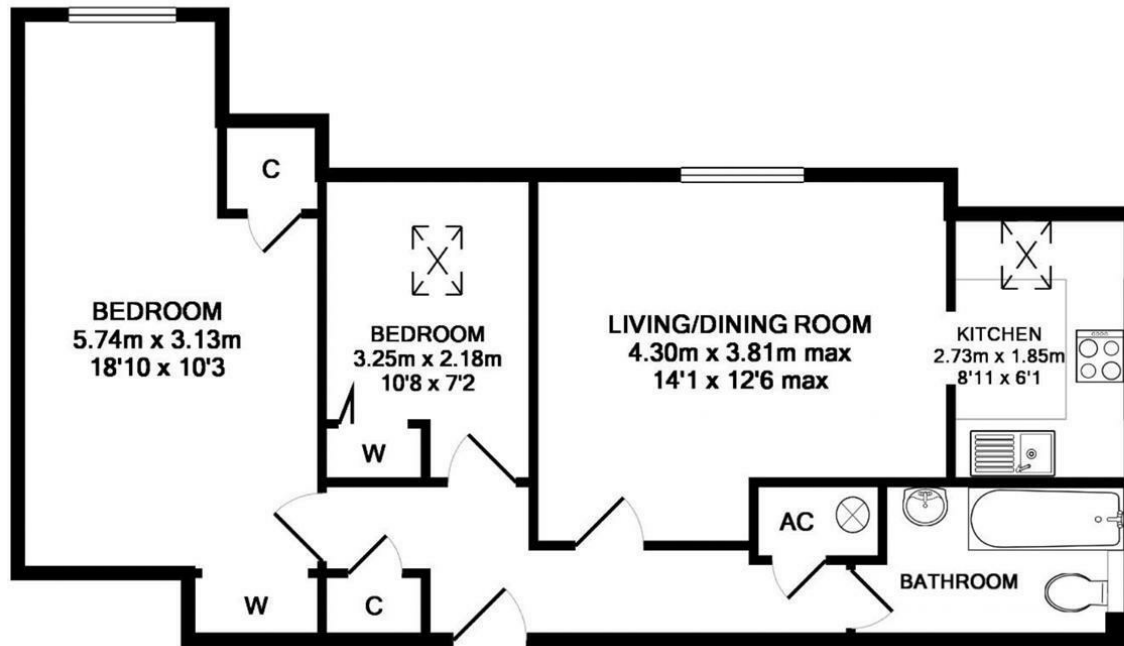
In the middle of the apartment, the living room is ideal for purpose. Good proportions make the space easy to use, allowing for a small table and chairs to sit near the kitchen with ample remaining space for a large suite - and even a desk in front of the window (although with that view, how much work i'd get done can only be guessed...) if desired. Through the arch, the kitchen is a galley style, modern and efficient with cream units running round three sides and contrasting pleasantly with the timber-style work tops. Again, the window to the rear overlooks that wonderful view.

Outside, the plot is surprisingly generous. Ample parking flanks the building to both sides. There is a bin store for ease as well as a secure bike store. To the rear, a beautiful lawn runs the full width of the plot, complete with various trees gently framing the view. The river bank edges the plot to the rear, but there is also a dedicated bridge leading out across to the pasture at the rear! From here the land disappears off to countryside, a really unusual green space to be enjoyed by all.

Share of Freehold
Mains water, electric heating
Oxford City Council
Council Tax Band D
£2,222-19 p.a. 2022/23
Annual Service Charge £1,350







TOTAL APPROX. FLOOR AREA 60.0 SQ.M. (645 SQ.FT.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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