

PRICE LIST - WINTER/SPRING 2021

53 Sunderland Avenue is a development of six exclusive one, two and three bedroom apartments. Situated within the ring road of North Oxford and just over a mile away from Oxford Parkway Station and the Summertown Shopping Parade.

Plot No	Floor	Beds	Bath	Parking	Outside space	Sq Ft	Value	Rent PCM
1	Ground	3	2	1	Private Garden	1,000	£565,000	£1,600
2	Ground	3	2	1	Private Garden	989	£550,000	£1,600
3	First	2	2	1	2 x balcony	1,012	£525,000	£1,500
4	First	2	2	1	Balcony	780	£500,000	£1,400
5	Second	1	1	1	Large balcony	605	£375,000	£1,150
6	Second	1	1	1	Balcony	490	£350,000	£1,100

For further information please contact our Sales Team on 01865 261222 or email newhomes@breckon.co.uk

Please note due to COVID-19 viewings are strictly by appointment only. Please contact the sales team to arrange your appointment. Please visit www.breckon.co.uk/safemove to see our Move Policy.

SPECIFICATION

KITCHENS

- System KA Kitchens from kitchen Architecture
- Siemens oven, induction hob and extractor
- Quartz worktops
- Full height fridge freezer
- Integrated dishwasher
- Integrated Washer dryer

BATHROOMS AND SHOWER ROOMS

- Duravit ME by Stark Vanity basins
- Duravit ME by Stark wall hung toilet with soft close toilet
- Vado and Hansgrohe controls
- Porcelain floor and wall tiling from Minoli Tiles

FLOORING

- Carpet in the bedrooms
- Porcelain tiling in the bathrooms and ensuites
- Amtico flooring in the halls and living rooms

DECORATION

- Walls finished in flat matt emulsion from Dulux
- Woodwork and doors finished in eggshell from Dulux

ELECTRICS

- Video intercom located by the front door in the apartment
- 5 amp socket in living rooms
- LED lighting throughout
- White switches and sockets
- Master bedrooms two way switched
- Cabling for data and sky

PLUMBING AND HEATING

- ATAG Economiser gas boilers
- ATAG One thermostat controllers
- Radiators

PARKING

- One parking space per apartment
- Cabling to end of parking space should a purchaser wish to install a charging point

CYCLE PARKING

- Storage for 2 bikes per apartment in a secure cycle store

GARDEN

- Communal garden to the rear of the property

SECURITY

- Video entry system

WARRANTY

- BLP

LEASE

- 250 years

GROUND RENT

- £350 per annum

SERVICE CHARGE

- TBC

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