

PRICE LIST MAY 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	Reserved	£1,600
2	Ground	3	2	1	Private Garden	989	Reserved	£1,600
3	First	2	2	1	2x Balcony	1,012	Reserved	£1,500
4	First	2	2	1	Balcony	780	£450,000	£1,400
5	Second	1	1	1	Large Balcony	605	Reserved	£1,150
6	Second	1	1	1	Balcony	490	Reserved	£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

BATHROOM 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 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 bedroom 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

- 999 years

GROUND RENT

- Share of freehold

SERVICE CHARGE

- TBC

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