



fifty  
three  
SUNDERLAND AVE



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 from Oxford Parkway Station and the Summertown Shopping Parade.

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## up your street

Oxford City is dominated by the University colleges and their 'dreaming spires', but you'll also find a number of other attractions. These include the Playhouse Theatre, the Ashmolean Museum of Art and Archaeology, and the Westgate centre to name but a few. Sport and leisure facilities are all readily accessible, including The Oxfordshire Health and Racquets Club, Hinksey Heights and Frilford Heath golf courses, and for water sports enthusiasts, Farmoor Reservoir.



### GET INVOLVED

Whatever the season there's something happening in Oxford. A stylish city that never sleeps, but look closely and you'll find the perfect places to relax.



### WAY AHEAD

Prestigious Oxford University plays host to many of the world's most intelligent and creative thinkers.



SPEND YOUR TIME  
Calling all culture  
buffs, socialites,  
book worms and  
window shoppers.



## out and about

53 Sunderland Avenue is perfectly situated for those looking to enjoy Oxfordshire's picturesque countryside, including Cumnor Hurst, Raleigh Park, Boars Hill and Hinksey Heights Nature Reserve, whilst being approximately 3 miles from the hustle and bustle of Oxford's city centre.

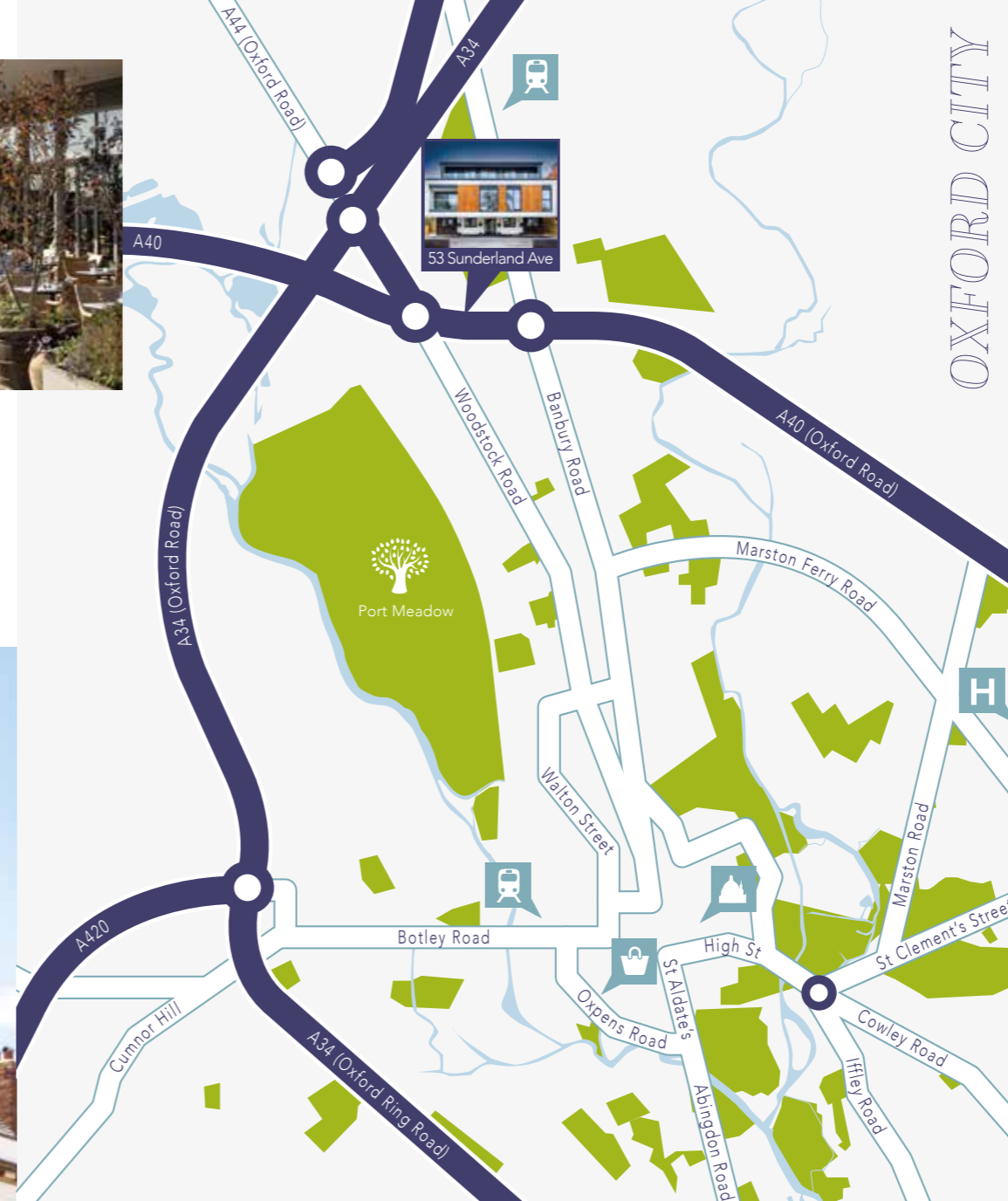


## cosmopolitan connections

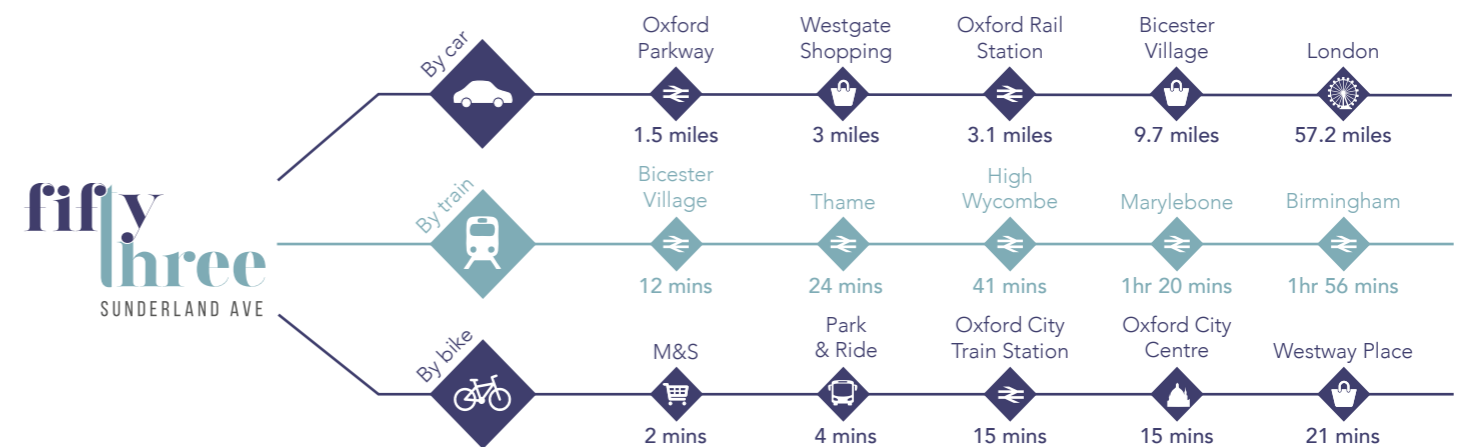
53 Sunderland Avenue sits just outside of Oxford city, with its world famous architecture and all that one would expect from this renowned city just a couple of miles away. The properties' location itself is located perfectly for access to the ring road, A34, A40, M40 and Oxford Parkway train station.



**WESTGATE OXFORD**  
The newly developed Westgate shopping centre is home to John Lewis and other global and boutique brands.

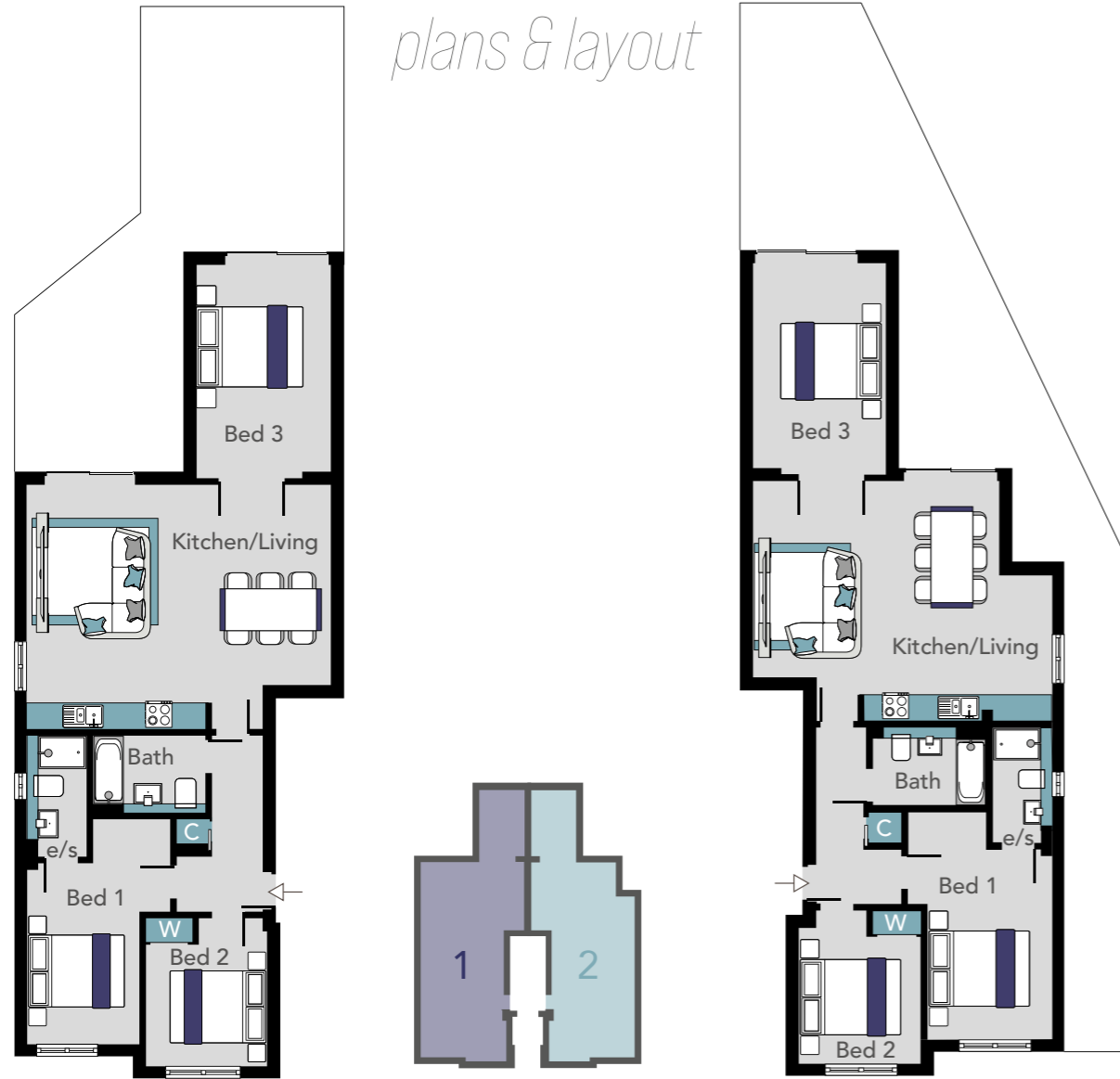


Sunderland Avenue remains one of the most popular roads in North Oxford, close to Summertown and its vibrant range of shops, boutiques, bars and restaurants.





ground floor  
plans & layout



APARTMENT 1

Kitchen/Living	6.88m x 5.54m	22'7 x 18'2
Bed 1	5.08m x 2.77m	16'8 x 9'1
Bed 2	3.33m x 2.72m	10'11 x 8'11
Bed 3	4.83m x 3.05m	15'10 x 10'0
Total	92.9 sq m	1,000 sq ft

APARTMENT 2

Kitchen/Living	6.86m x 5.49m	22'6 x 18'0
Bed 1	5.21m x 2.84m	17'1 x 9'4
Bed 2	3.48m x 2.77m	11'5 x 9'1
Bed 3	4.83m x 3.02m	15'10 x 9'11
Total	91.9 sq m	989 sq ft

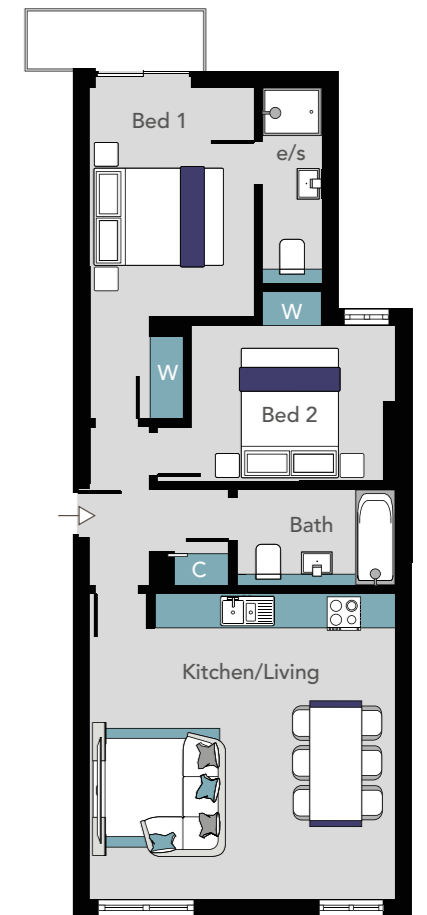
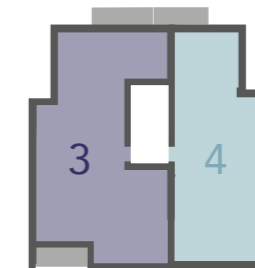
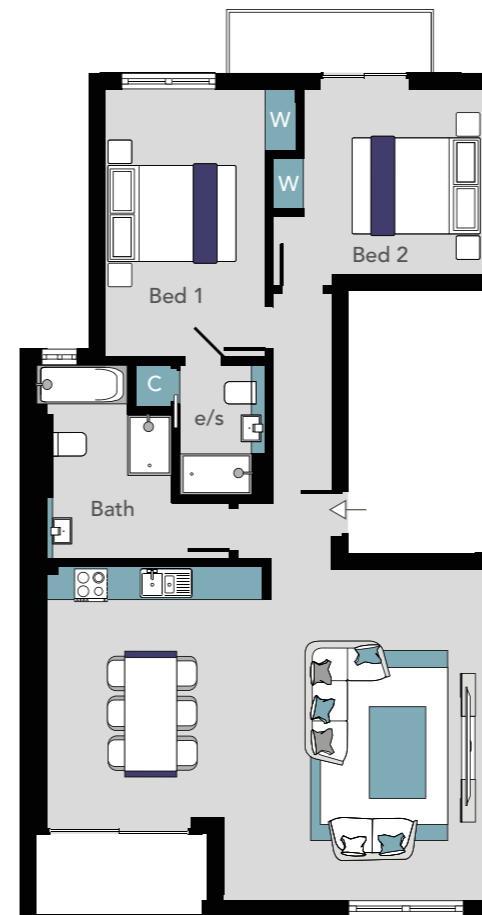








first floor  
plans & layout



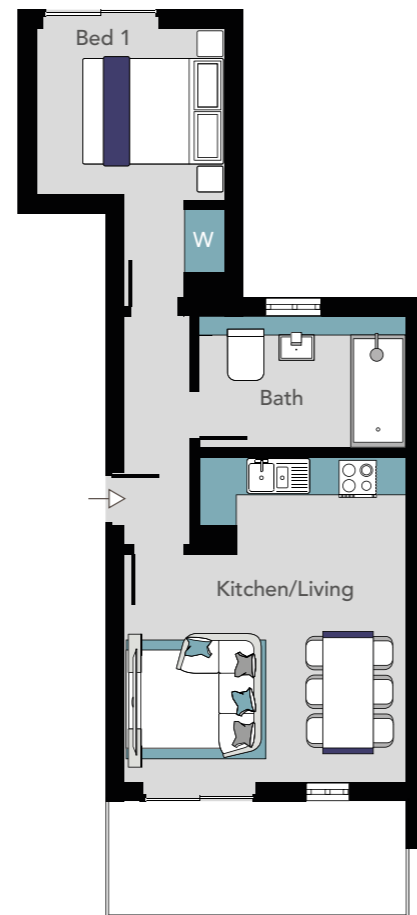
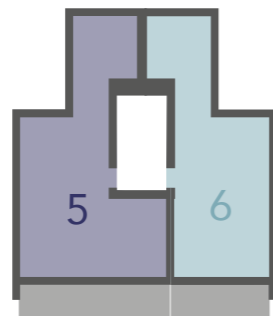
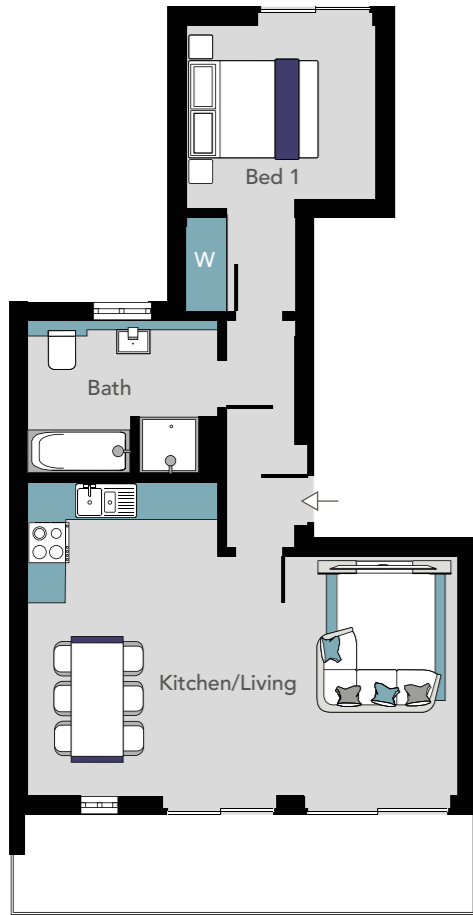
APARTMENT 3

Kitchen/Living	8.10m x 5.97m	26'7 x 19'7
Bed 1	4.83m x 2.90m	15'10 x 9'6
Bed 2	3.78m x 3.33m	12'5 x 10'11
Total	94.0 sq m	1,012 sq ft

APARTMENT 4

Kitchen/Living	5.41m x 5.38m	17'9 x 17'8
Bed 1	5.87m x 2.92m	19'3 x 9'7
Bed 2	3.58m x 2.74m	11'9 x 9'0
Total	72.5 sq m	780 sq ft

## second floor plans & layout



APARTMENT 5		
Kitchen/Living	6.88m x 5.03m	22'7 x 16'6
Bed 1	4.60m x 3.02m	15'1 x 9'11
Total	56.2 sq m	605 sq ft

APARTMENT 6		
Kitchen/Living	5.18m x 4.50m	17'0 x 14'9
Bed 1	4.45m x 3.00m	14'7 x 9'10
Total	45.5 sq m	490 sq ft





## 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 & SHOWER

- 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 satellite

### 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

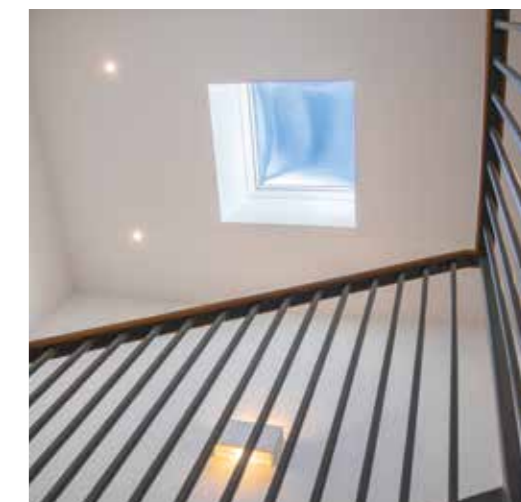
### SERVICE CHARGE

- TBC



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SUNDERLAND AVE



Arrange a  
viewing

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WATCH THE FILM  
[breckon.co.uk/fiftythree](http://breckon.co.uk/fiftythree)