

LAST CHANCE TO BUY A COURTYARD HOME IN SUMMERTOWN

Ask anyone who knows Oxford well and it's likely they'll pick Summertown as the place to live. Not only do you have an excellent range of shops and amenities right on your doorstep, you're also within walking distance of the university and city centre, and only a 10-minute drive from the M40 and A34.

This year, in keeping with Summertown's exclusive appeal, a new development of highly desirable homes has been built on King's Cross Road, a stone's throw from the local shopping centre. Designed by residential property developer, Thomas Homes, The Courtyard is a small, secure scheme of eight apartments and four cottages. Most of the properties were sold long before the last brick was laid and now just one apartment remains.

The largest of The Courtyard apartments, this two-bedroom property has a total floor area of 750sqft , about the same as your average modern 3-bed semi. The difference is that because all the rooms are on the same level not an inch of space is lost on a hallway, stairs and landing.

A striking feature of this apartment is its 25ft living room with a lovely bay window to let the light flood in. The large master bedroom has an en suite bathroom and there's a separate shower room for family and friends. The second bedroom is also a good size, ideal for guests or to use as a study.

When you look at new properties on the market, the interior specifications can vary greatly, particularly for kitchens and bathrooms. Having developed a number of residential schemes in and around Oxford, Thomas Homes has a reputation for quality and attention to detail in the fixtures and finishes it selects. The Courtyard is no exception. Designed for comfort and convenience, the apartments have underfloor heating, built-in kitchen appliances and stylish bathroom fittings, complete with heated towel rails, all of which make a real impact on the overall look and feel of a home.

Another advantage of living in this particular Courtyard apartment is that it has its own private entrance rather than a communal hallway. The front door opens onto a paved area, enclosed by a low wall, with room for a few plant pots and maybe even a garden bench. In addition to this outdoor space there's a secluded courtyard to the rear of the building, a tranquil spot for residents to enjoy without having to worry about mowing the lawn or keeping the shrubs in check.

Finally – and this is a big plus – only two of the Courtyard apartments have an allocated space in the off-street residents' parking area and this is one of them. So when it comes to ticking all the boxes you've even got parking covered, a rare convenience in Summertown these days.

Savills New Homes Manager, Karen Mole has been involved in selling The Courtyard properties. She explains why she believes the last-remaining apartment will be snapped up within the next couple of weeks: "This is a very spacious, well appointed apartment with a good degree of flexibility in how the space can be used. The added benefit of parking in such a prime location makes it all the more desirable."

At just £265,000, this property is excellent value. So if easy living at the heart of Summertown appeals to you, call the Savills New Homes Hotline (7 days a week) on 01865 269010 and be first in the queue to arrange a viewing.