



## 2 The Stream Edge, Fisher Row, Oxford, OX1 1HT

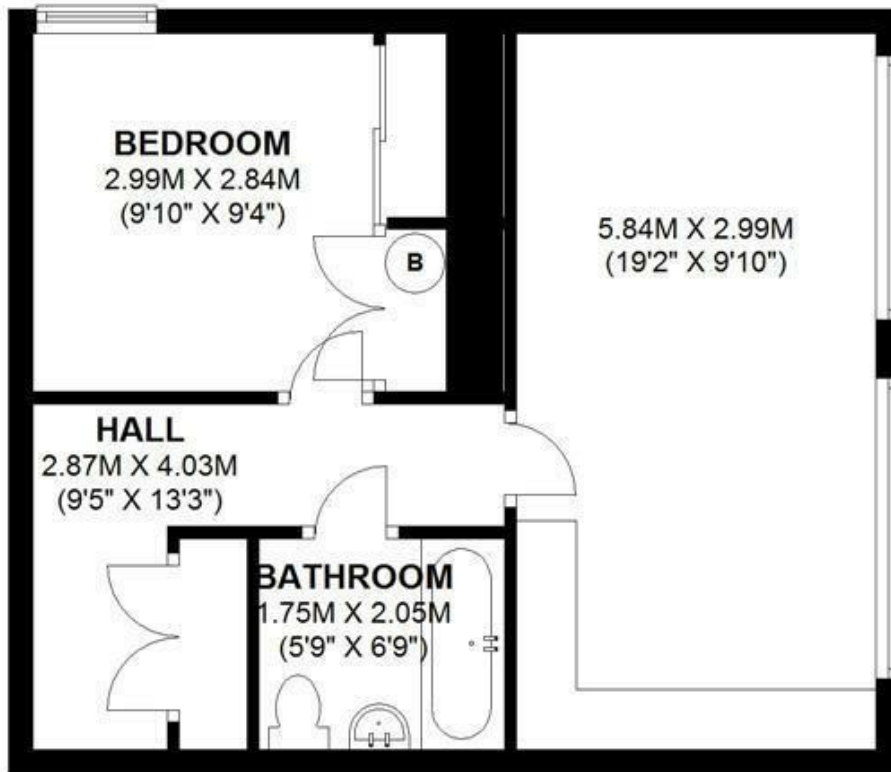
Luxury one bedroom ground floor furnished apartment  
Located in The Stream Edge, a modern high specification development  
Less than five minutes walk from the City centre, Oxford station, and the Saïd Business School  
Contemporary urban apartment with luxury modern fixtures and fittings  
Reception room & combined Kitchen with granite work surfaces  
Built-in oven, hob, and extractor fan  
Washer/dryer, dishwasher, fridge/freezer included  
Bedroom with fitted wardrobes  
Fully tiled Bathroom with bath and shower  
Built-in shelving and storage in the bathroom  
Maple wood-block flooring throughout  
Underfloor heating  
All windows fitted with venetian blinds  
Council tax band C  
Ideal for professional single or couple  
No parking available

- 1 Bedroom
- 1 Reception
- 1 Bathroom
- Oxford City Centre
- Furnished Property
- Flat
- No Garden
- Band C £1542.65
- No Parking Available

**£1,595 PCM**

# GROUND FLOOR

APPROX. 42.5 SQ. METRES (457.9 SQ. FEET)



TOTAL AREA: APPROX. 42.5 SQ. METRES (457.9 SQ. FEET)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		72	72
England & Wales		EU Directive 2002/91/EC	