



## 20 Butler Close, Woodstock Road, Oxford, OX2 6JG

STUNNING STUDIO APARTMENT – NEWLY RENNOVATED THROUGHOUT including a re-configured kitchen, beautiful bathroom and walk-in wardrobe.

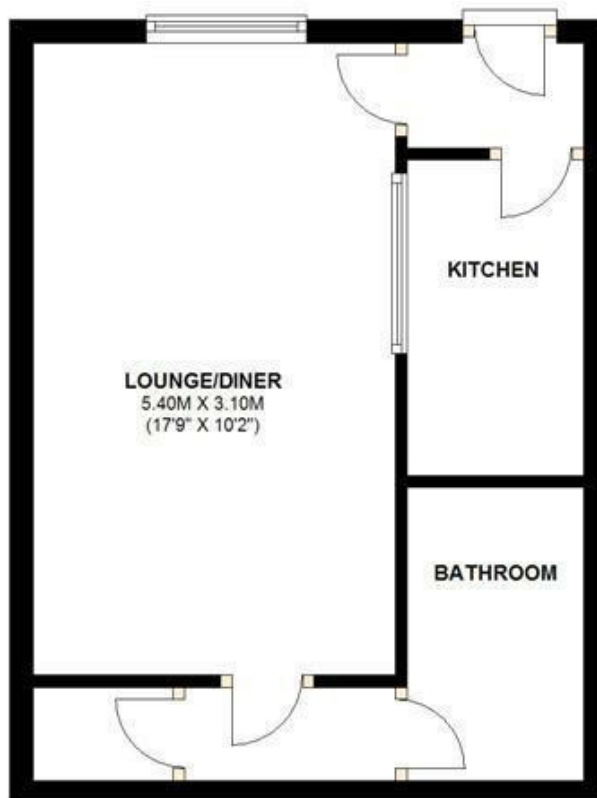
A beautifully finished UNFURNISHED property with a spacious open-plan living area/bedroom, modern kitchen area with island housing storage and induction hob (including dishwasher, washer/dryer, fridge/freezer & electric cooker) and bathroom (with shower and heated towel rail). The property benefits from high-quality fixtures, ample storage including the walk-in wardrobe and plenty of natural light. Perfect for professionals seeking a comfortable home in a great location. Located within walking distance of central Oxford, Jericho with all local amenities as well as Port Meadow. Communal gardens offer plenty of open space, and garage (can fit a car) which is further storage. Viewings highly advised! Council tax band B.

**\*\*Please note: floorplan is slightly incorrect- with closure of doorway to kitchen and larger wardrobe space\*\***

- STUDIO APARTMENT- NEWLY REFURBISHED, UNFURNISHED
- BRAND NEW KITCHEN & APPLIANCES
- BRAND NEW BATHROOM with shower over bath
- EXCELLENT AMPLE STORAGE
- GARAGE
- COMMUNAL GARDENS

**£1,600 PCM**

**GROUND FLOOR**  
APPROX. 28.3 SQ. METRES (304.6 SQ. FEET)



TOTAL AREA: APPROX. 28.3 SQ. METRES (304.6 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		
	63	80
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		
	52	68
England & Wales	EU Directive 2002/91/EC	