



1 Hertford College, Graduate Centre, Folly Bridge, Oxford, OX1 4JS

GROUND FLOOR APARTMENT WITH RIVER VIEWS

Key Features:

Location: Just off the Folly Bridge with amazing river views of the Thames
 Living Space: Open plan lounge/kitchen diner with double doors overlooking the river
 Kitchen: Includes fridge/freezer, cooker, and washer/dryer
 Bedrooms: Good-sized double bedroom and a single bedroom/study
 Bathroom: Fully fitted bathroom with shower over bath
 Parking: No parking available

Summary:

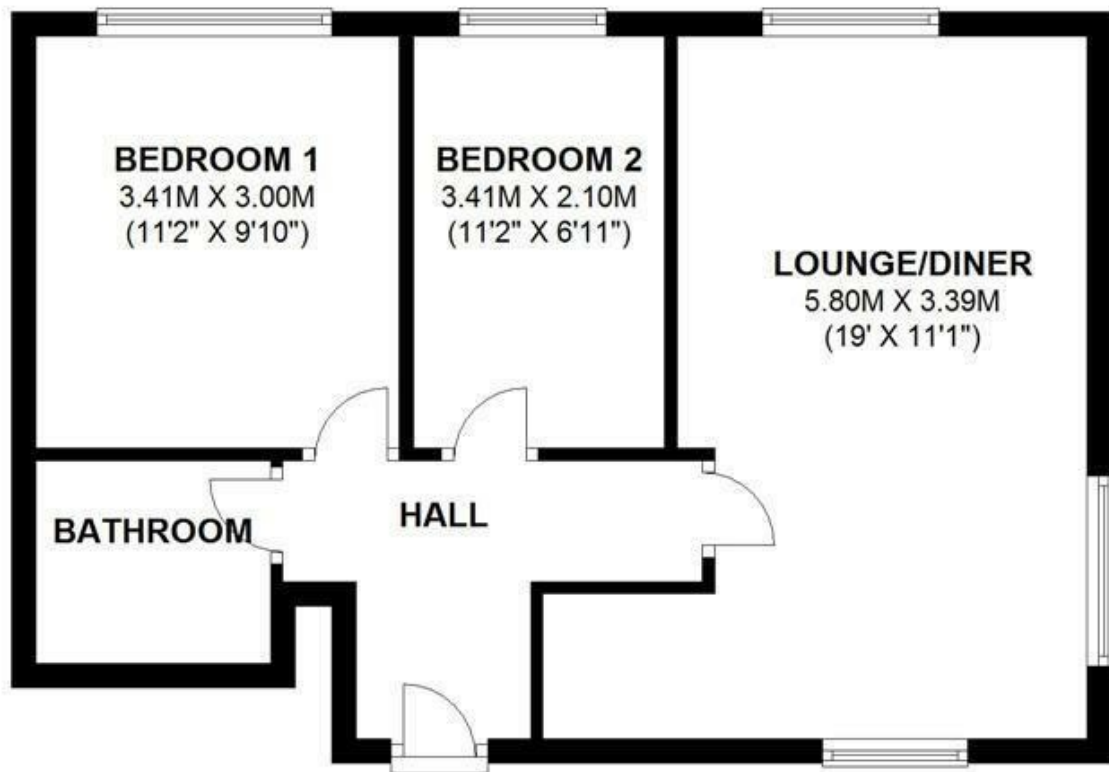
VIEWINGS HIGHLY ADVISED - This wonderful contemporary ground floor apartment, located just off the Folly Bridge, offers stunning river views of the Thames. The property features an open plan lounge/kitchen diner with double doors that provide a picturesque view of the river, creating a serene living environment. The kitchen is well-equipped with a fridge/freezer, cooker, and washer/dryer, catering to all your household needs. The apartment

- 2 Bedrooms
- 1 Reception
- 1 Bathroom
- South Oxford
- Furnished Property

£1,700 PCM

GROUND FLOOR

APPROX. 48.3 SQ. METRES (519.6 SQ. FEET)



TOTAL AREA: APPROX. 48.3 SQ. METRES (519.6 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			
England & Wales		73	75
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		73	75
		EU Directive 2002/91/EC	