



120B Marlborough Road, Grandpont, Oxford, OX1 4LS

Key Features

1 double bedroom with built-in wardrobe for ample storage

Spacious communal garden – perfect for relaxation or socialising

Fully equipped kitchen with white goods included:

Refrigerator

Hob

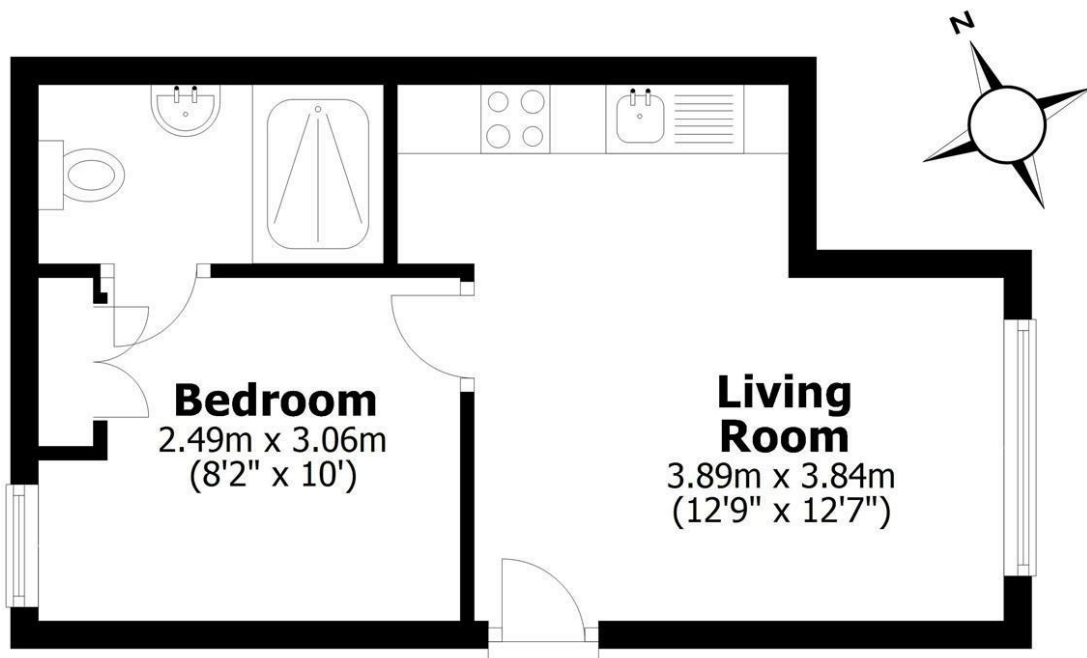
Oven

Bike storage facilities – secure and convenient for cyclists

Located in sought-after OX1 with:

- South Oxford
- 1 Bedroom
- 1 Reception
- 1 Bathroom
- Furnished Property
- Flat
- Communal
- No Parking Available

£1,295 PCM



Ground Floor Flat

Approx. 25.0 sq. metres (269.5 sq. feet)

This floor plan is for illustrative purposes and only provides an outline representation.

Produced for North Oxford Property Services.

Plan produced using PlanUp.

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			
		74	79
England & Wales		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			
		77	76
England & Wales		EU Directive 2002/91/EC	