



## 5 Park View, 9 Marston Road, St Clements, Oxford, OX4 1FN

Available for academic year 2026/27. A large 3 bedroom refurbished STUDENT apartment, within walking distance of both Oxford Brookes University and Cowley. Whilst being in an ideal location this property will still remain quiet for any home studies that may be required during this current period, allowing the best of both worlds.

Of the three bedrooms there are 2 doubles and 1 single each, will contain all the necessary furniture to complete any work required allowing for the living area and terrace to remain a place to socialise. Along with the terrace the large communal garden allows for the final summer evenings to be enjoyed.

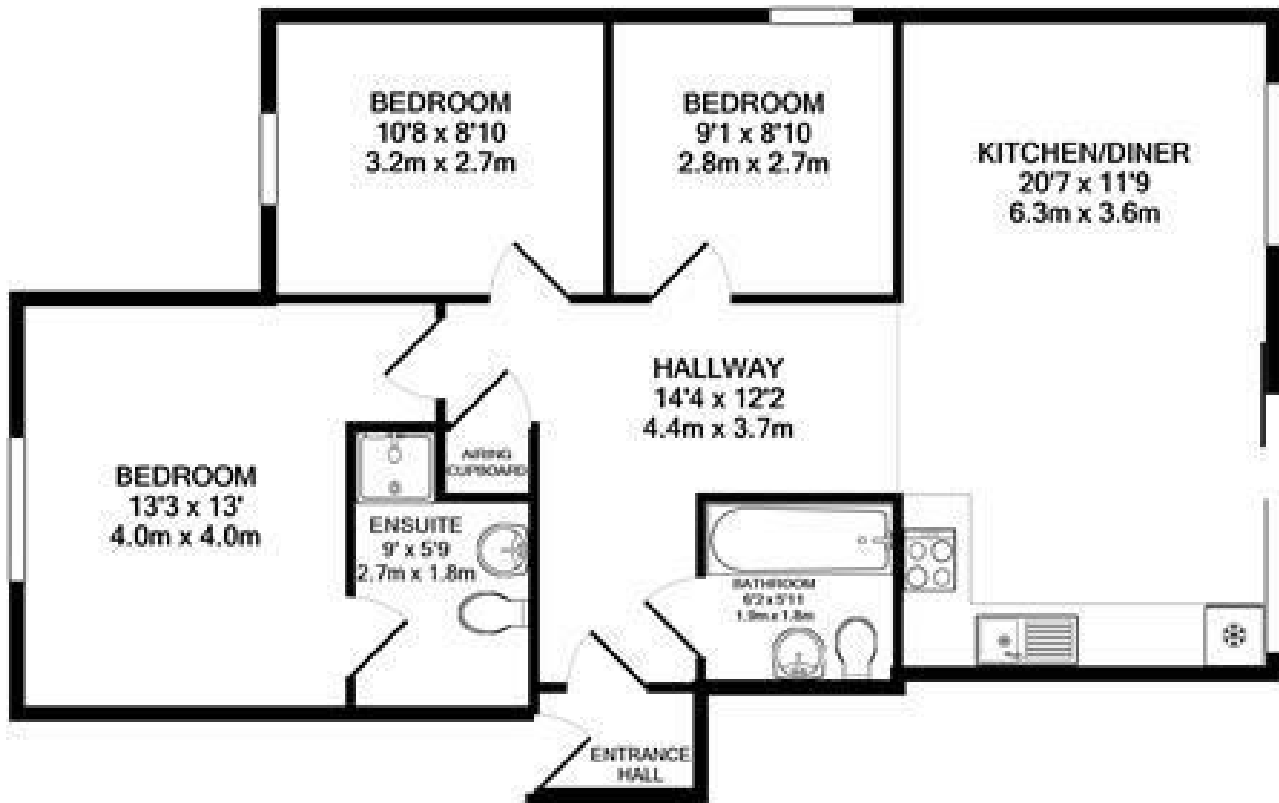
Kitchen and bathroom are both modern and finished to a high standard with under floor heating in each room allowing the property to suit each tenant at all times.

Bike storage is provided to the rear of the property behind a coded gate allowing for peace of mind in regards to security and the block is managed by NOPS. Should there be any issues in the apartment or block as whole we are here to help.

Access to the city centre and London (via the bus) are minutes away to accompany what is already a perfect property

- North Oxford
- Flat
- Furnished Property
- 1 Receptions
- 3 Bedrooms
- 2 Bathrooms

**£3,150 PCM**



TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 SQ.M.)  
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| 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                             |  | 75                      | 75        |
|                                             |  | 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 |  |                         |           |
| England & Wales                                                 |  | 64                      | 64        |
|                                                                 |  | EU Directive 2002/91/EC |           |