



## 100 Magdalen Road, Cowley, Oxford, Oxfordshire, OX4 1RG

Three storey mid terrace student house offering spacious accommodation, set in this ideal location for Brookes University students and just a short walk from all local amenities.

The property comprises of a large open plan kitchen / living room, 6 good size bedrooms, separate shower room, bathroom and WC. The property also boasts a private rear patio garden and permit parking.

RENT INCLUDES INTERNET.

**£4,410 PCM**

| Energy Efficiency Rating                                                                                                               |         |           |
|----------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                        | Current | Potential |
| Very energy efficient - lower running costs                                                                                            |         |           |
| (92 plus) <b>A</b>                                                                                                                     |         |           |
| (81-91) <b>B</b>                                                                                                                       |         |           |
| (69-80) <b>C</b>                                                                                                                       |         |           |
| (55-68) <b>D</b>                                                                                                                       |         |           |
| (39-54) <b>E</b>                                                                                                                       |         |           |
| (21-38) <b>F</b>                                                                                                                       |         |           |
| (1-20) <b>G</b>                                                                                                                        |         |           |
| Not energy efficient - higher running costs                                                                                            |         |           |
| <b>England &amp; Wales</b> 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) <b>A</b>                                                                                                                       |         |           |
| (81-91) <b>B</b>                                                                                                                         |         |           |
| (69-80) <b>C</b>                                                                                                                         |         |           |
| (55-68) <b>D</b>                                                                                                                         |         |           |
| (39-54) <b>E</b>                                                                                                                         |         |           |
| (21-38) <b>F</b>                                                                                                                         |         |           |
| (1-20) <b>G</b>                                                                                                                          |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                          |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |