



## 3, 1 Woodbine Place, Oxford, OX1 1JS

Welcome to this charming studio apartment located in the desirable Woodbine Place, available for the 2026/-27 academic year. This property is perfect for student tenants seeking a comfortable and convenient living space. The apartment features a well-appointed bedroom and a modern bathroom, ensuring all your essential needs are met.

One of the standout features of this property is the large, brand new high-spec shared kitchen. This communal area is ideal for socialising and preparing meals, making it a great space for students to connect and share experiences. Additionally, the apartment benefits from bike storage and a courtyard garden at the rear of the property. This offers a lovely outdoor space, perfect for relaxation or study breaks.

The location is particularly advantageous, as it is just a two-minute walk from the train station, providing excellent transport links for commuting or exploring the surrounding areas.

**\*\*This property is only available to students & single occupancy only\*\***

**\*\*Photos of rooms available for illustrative purposes\*\***

- 1 Bedroom
- 1 Bathroom
- Furnished Property
- Studio

**£1,025**

# GROUND FLOOR

APPROX. 13.6 SQ. METRES (146.2 SQ. FEET)



TOTAL AREA: APPROX. 13.6 SQ. METRES (146.2 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		68	74
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			
EU Directive 2002/91/EC			