



## 45 HIGH STREET OXON, OX11 8EG

£975 PCM

William Jones are pleased to offer this one bedroom ground floor property. The property offers great location for the Orchard Centre and Didcot Railway station. The property has a separate bathroom and bedroom and private off road parking. To arrange a viewing please call 01235812229.

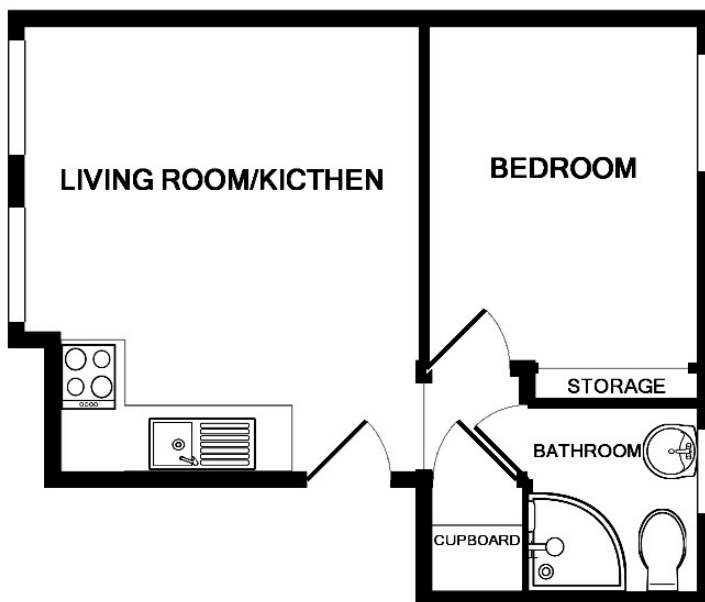
### Tenant Fees

A holding fee equivalent to one weeks rent (£229). This is refunded 7 days after the tenancy start date unless the tenant wishes for it to be deducted from the first months rent.

Rent Paid in Advance = 1 month (minimum)

William | Jones

Estate Agents



**TOTAL APPROX. FLOOR AREA 298 SQ.FT. (27.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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>	76	76
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**William | Jones**

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