



### **CENTRAL NORTH OXFORD**

A larger than average one bedroom flat situated on one of Oxford's most desirable side roads in Central North Oxford. The property offers convenient access to the amenities of Jericho and Summertown, the train station and the ring road (A40).

**Price £1,350 pcm**

## DESCRIPTION & SITUATION


A larger than average one bedroom flat situated on one of Oxford's most desirable side roads in Central North Oxford. The property offers convenient access to the amenities of Jericho and Summertown, the train station and the ring road (A40). The accommodation comprises of one double bedroom, large reception room, separate kitchen/dining room, family bathroom and a basement for storage.


## DIRECTIONS

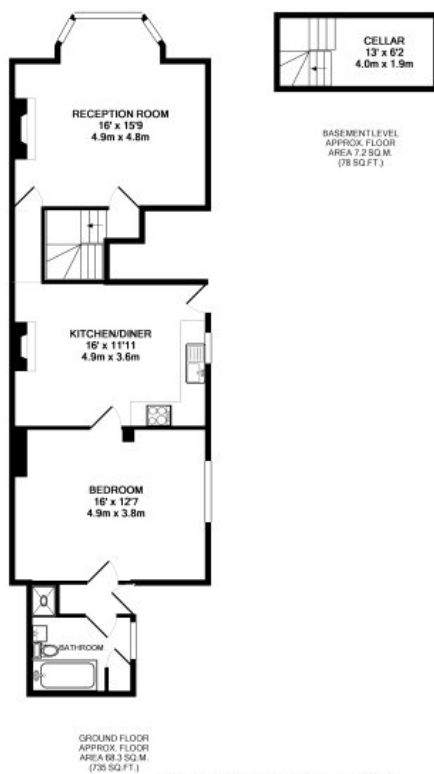
From the James C. Penny office proceed right onto Walton street, at the mini roundabout continue onto Kingston road. Polstead road is located at the end of Kingston road, just before the Anchor Public House.

## TENURE & POSSESSION

The property is To Let

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
(92-100) <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	



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 capability or efficiency can be given.

Made with Metaplan (2009)

