



37 Church Lane,
Old Marston
Oxford OX3 0PT

£1,500 pcm

RB REASTON BROWN

Two bedroom modern First Floor Furnished Apartment with Gas Central Heating, Double Glazing, Communal Gardens and Allocated Parking, Close to the Oxford Ring Road and Local Bus Routes, and Located in the Centre of this Historic Village.

37 Church Lane is an attractively designed and well-presented fully furnished first floor apartment in good decorative order in a small development close to the centre of this historic village.

Entering the property via a ground floor lobby / inner hall, there is a stairwell to the upper landing. Upon entering the light and airy open-plan living room there are twin windows and a Velux roof light creating a light inviting and cosy space to relax.

The fitted kitchen offers all appliances including a washer-dryer.

The landing gives access to two bedrooms (a double with built-in wardrobe, and a single with freestanding wardrobe), and the central bathroom with bath and up and over shower.

Outside, there is a secluded enclosed shared garden, and benefits from one allocated parking space.

This eye-catching property combines modern convenience within a charming setting, making it an ideal home for a single occupier or couple, within easy reach of the City Centre and local amenities.

The apartment boasts double glazing and combi gas central heating.

EPC Rating: C 75 Council Tax: C

Situation

The village of Old Marston lies about 2 miles (3 km) northeast of the centre of Oxford and is renowned for its blend of historic residential charm in peaceful surroundings yet with urban amenities close at hand; the area is popular with families and professionals alike.

Old Marston boasts a range of social venues, including The Red Lion (a local, traditional pub with a tranquil garden) and the ever-popular Victoria Arms which offers traditional 'old inn' charm with a beautiful interior, heated pergola terrace, and a huge beer garden overlooking the River Isis (tributary of the Thames), popular for punting forays in the Summer months.

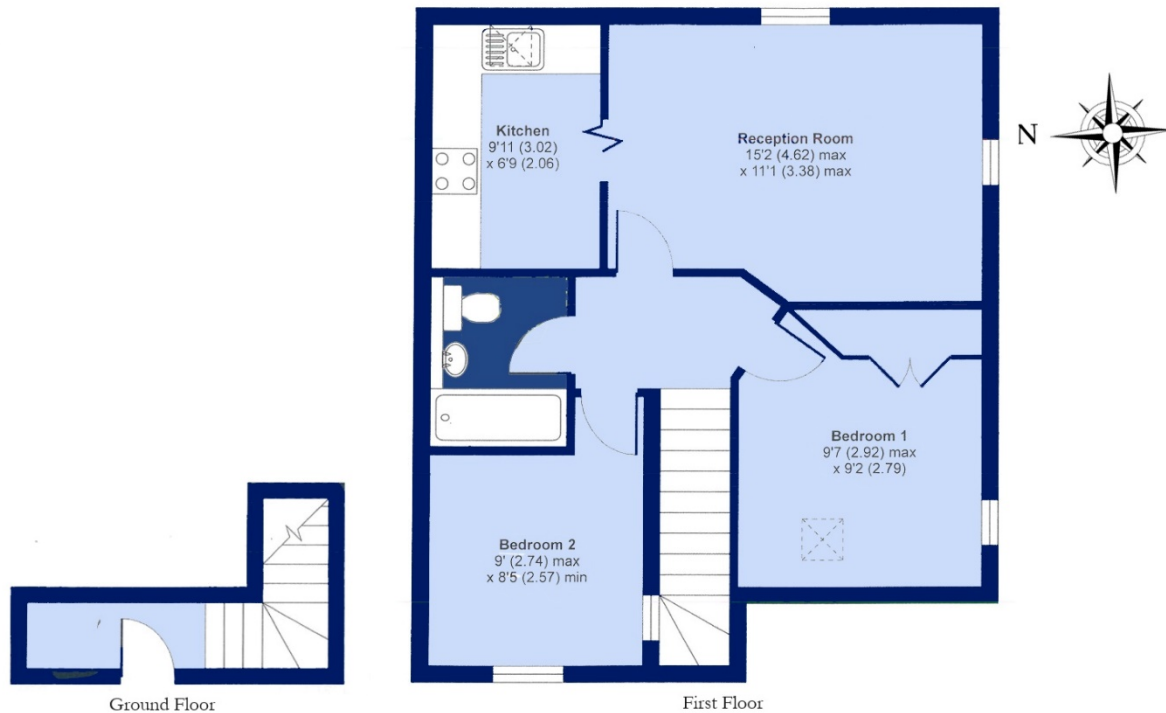
There are local shops, takeaways, convenience store and a petrol station at the foot of Headley Way, about a mile distant from Church Lane.

The village is well-connected with excellent transport links by road. Oxford City Centre is just a short bus ride away, and there are convenient fast connections via the Oxford Ring Road providing access to the A34, A40, and M40 motorway.

Also, Old Marston is on a flat and level cycle route right through to the city centre.







Approx. Gross Internal Floor Area 593 Sq Ft (55 Sq M)
37 Church Lane, Old Marston, Oxford, OX3 0PT

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Costs: -

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you withdraw, provide misleading information on you pre application form or withhold/delay the referencing process, you may forfeit your holding deposit

Viewing is Strictly by Appointment through Reaston Brown

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