



Flat 5, 101 Magdalen Road
Oxford, OX4 1RG

To Let
£1500 PCM

RB REASTON BROWN

Third Floor One Bedroom Apartment, With Secure Parking for One Car, Situated Within Walking Distance of Cowley Road.

This spacious and contemporary one-bedroom apartment offers a fantastic living opportunity, situated in a highly convenient location near Cowley Road. It's the perfect haven for a professional couple or a single occupant looking to embrace the lively atmosphere of a community brimming with cafes, pubs, and restaurants.

Upon entering the property, you are welcomed by a spacious entrance hall, providing access to all principal rooms. The heart of this apartment is its open-plan kitchen and living area, designed to maximize space and functionality. Equipped with integrated appliances such as an oven, hob, extractor hood, under-counter fridge-freezer, and washing machine, it ensures a hassle-free and modern living experience. The well-appointed bathroom features both a convenient walk-in shower and separate bath, together with a wash hand basin and WC, and tasteful light, beige-coloured tiles, creating a soothing atmosphere for relaxation. The large double bedroom offers plenty of space for a double bed and additional furniture. For added convenience, the property comes with secure gated parking for one vehicle located at the rear of the building, ensuring your peace of mind in this bustling neighbourhood.

With its generous room sizes, fresh presentation and bright, airy feel, this well-positioned one-bedroom flat offers comfortable and practical modern living and is available for occupancy immediately.

Council Tax Band: C

EPC Rating: D

Location

Nestled in an exceptional location between the vibrant Cowley and Iffley Road neighbourhoods, Magdalen offers the best of both worlds, with the Oxford City Centre a mere 1.5 miles away. This charming area is characterized by an abundance of quaint independent shops, inviting restaurants, and cozy cafes, making it a haven for those seeking a vibrant and diverse community experience.

For convenient transportation, residents of Magdalen will find themselves just a short stroll away from Iffley Road, which serves as a convenient gateway to the town centre. Here, a well-connected bus service ensures seamless access to Oxford City Centre, allowing you to explore the heart of the city with ease. Additionally, the nearby bus stop at St Clements provides excellent travel options, including coaches to major destinations like London Victoria, Heathrow, Gatwick, and Stansted airports, departing at regular intervals throughout the day. Moreover, the Oxford Mainline Station is within reach, offering frequent and efficient train services to London Paddington, further enhancing your connectivity to the broader region. In summary, Magdalen's strategic location ensures that residents enjoy not only the local amenities and charm but also convenient access to broader travel options for both work and leisure.







APPROX. GROSS INTERNAL FLOOR AREA 597 SQ FT / 55 SQ M
FLAT 5, 101 MAGDALEN ROAD, OXFORD, OX4 1RG

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 (pre references) = One Weeks Rent

Rent in advance = One Month Rent

Security Deposit = Five Weeks Rent

*If you 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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