



## 19 Columbine Gardens, Greater Leys, Oxford, OX4 7LH

A well-presented and spacious one-bedroom ground floor flat, situated in the popular residential area of Greater Leys, East Oxford. This property offers comfortable and convenient living, making it an excellent choice for professionals or couples.

Spacious living room – a bright and airy space for relaxation

Fitted kitchen – includes essential appliances

Double bedroom – with a built-in wardrobe providing ample storage

Shower room – featuring a WC and sink

Private rear patio garden – perfect for outdoor enjoyment

Gas central heating – ensuring warmth and efficiency

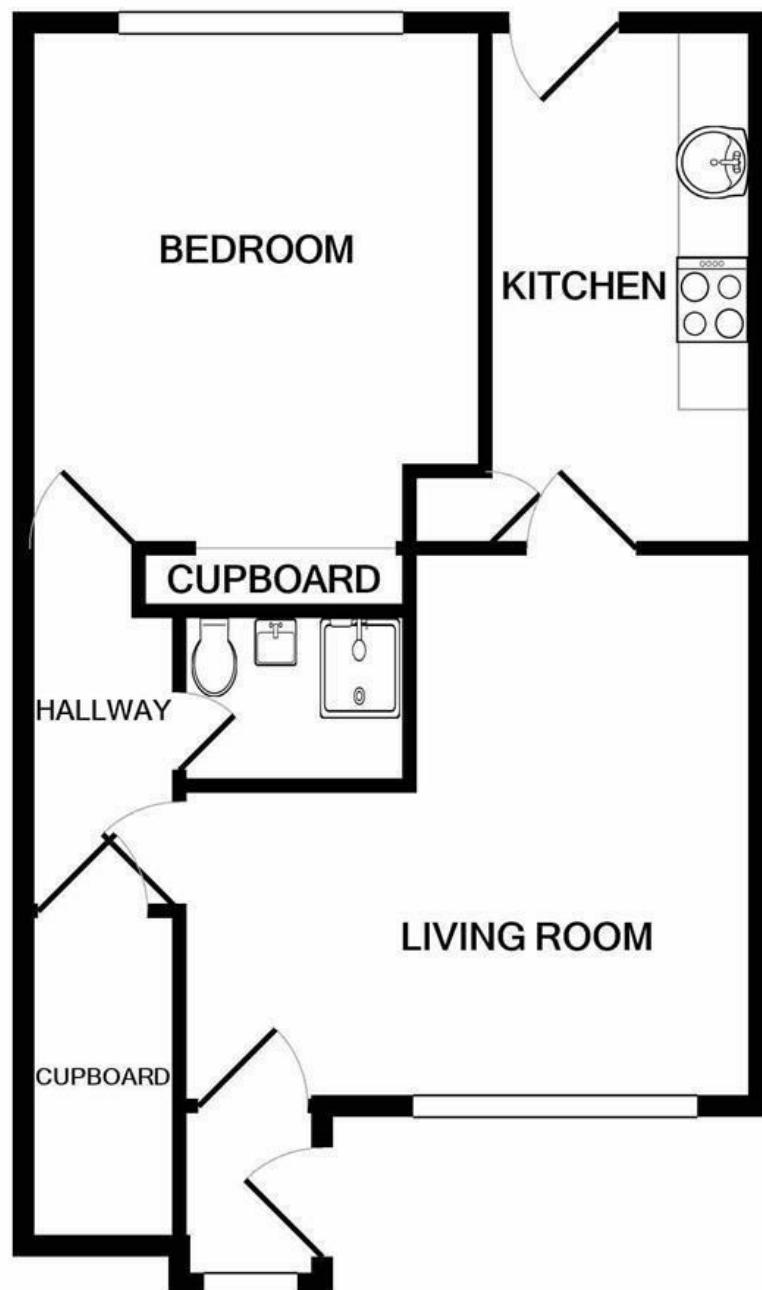
Allocated parking – for added convenience

Furnished. Council Tax Band B.

- Greater Leys
- 1 Reception room
- 1 Bedroom
- 1 Bathroom
- Allocated Parking Available

Viewings highly recommended – don't miss this opportunity to rent a well-located and comfortable home in East Oxford. Contact us today to arrange a viewing!

**£1,150 PCM**



## COLUMBINE GARDENS, GREATER LEYS

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		