



Flat 3, 22a Marsh Road
Oxford
OX4 2HH

£1150.00 PCM

RB REASTON BROWN

Well Presented One Bedroom First Floor Apartment Situated In The Popular Cowley Area of East Oxford.

This attractive apartment is newly decorated and carpeted, ready to move into immediately. It benefits from a spacious open-plan living area providing flexible accommodation for both lounge and dining furniture. Large glazed doors allow plenty of natural light to fill the room, creating a bright and airy atmosphere. The newly fitted kitchen features sleek white cabinetry, contrasting work surfaces, tiled splashbacks, and integrated cooking facilities. Appliances include an electric oven and hob, under-counter fridge freezer, and washing machine, providing everything required for modern day-to-day living. The well-proportioned bedroom offers comfortable accommodation with space for a double bed and additional furnishings. The shower room is fitted with an enclosed shower cubicle, wash hand basin & WC. This property is well suited to a single person or professional couple. It comes unfurnished and available immediately.

EPC rating C = 79 Council Tax Band B

Location

Situated in the popular Cowley area of East Oxford, Marsh Road offers excellent access to many of the city's key employment, education, and leisure destinations. The property is ideally positioned for professionals working at Oxford Business Park, Oxford Science Park, the city's hospitals, and the universities, all of which are easily accessible by bicycle, bus, or car. Residents benefit from a wide range of nearby amenities, including supermarkets, cafés, restaurants, fitness facilities, and retail outlets in Cowley and the surrounding area. Templars Square Shopping Centre is within easy reach, providing convenient everyday shopping and services. The area is well served by regular bus routes connecting to Oxford city centre, Headington, and the railway station. For commuters, the Oxford Ring Road is easily accessible, providing convenient links to the A34, M40, and wider regional road network.







APPROX. GROSS INTERNAL FLOOR AREA 429 SQ FT / 40 SQ M
FLAT 3, 22A MARSH ROAD, COWLEY OX4 2HH

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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