



Flat 1, 101 Magdalen Road
Oxford, OX4 1RG

To Let
£1400 PCM

RB REASTON BROWN

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

This spacious and contemporary two-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. 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 space also opens up to a Juliet balcony that overlooks the charming frontage of the building, letting in plenty of natural light and providing a glimpse of the neighbourhood. The bathroom features a white suite comprising a WC, hand basin, bath with an overhead shower, and tasteful light beige-coloured tiles, creating a soothing for relaxation.

A notable feature is the second bedroom, positioned at the end of the hallway, which boasts double opening doors leading to its very own Juliet balcony. This additional outdoor space adds a touch of luxury and a connection to the outdoors.

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.

This attractive apartment is available for occupancy starting from the beginning of January and is offered on an unfurnished basis, allowing you to personalize it to your taste. It holds an Energy Performance Certificate (EPC) rating of D and falls under Council Tax Band B, making it a practical and energy-efficient choice for modern living. Don't miss out on the chance to make this apartment your cozy, contemporary home.

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 585 SQ FT / 54 SQ M
FLAT 1, 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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