



Flat 5 Bella Court  
69/71 The Slade  
Oxford, OX3 7HN

To Let £1400 PCM

**RB** REASTON BROWN

# Beautifully Refurbished Two-Bedroom Penthouse in Headington With Modern Kitchen, New Carpets, Allocated Parking, and Bright Open-Plan Living

**Flat 5, Bella Court** is a beautifully refurbished two-bedroom penthouse apartment seamlessly combining modern living with a touch of elegance. Finished to an exceptional standard, it features a brand-new kitchen and newly fitted carpets, making it the perfect contemporary home. Accessed via communal entrance hall, the apartment opens to a bright and spacious open-plan kitchen and living area. This inviting space is ideal for both relaxation and entertaining, with windows to both front and rear that fill the room with natural light, enhancing the sense of space and creating a warm and airy atmosphere. The stylish, newly fitted kitchen is both functional and attractive, providing ample storage and workspace for the modern lifestyle. The property offers two well-proportioned bedrooms, both thoughtfully designed to provide comfort and flexibility. These versatile spaces are suitable for a professional couple, a small family, or those seeking a dedicated guest room or home office. The modern bathroom complements the rest of the apartment, featuring a sleek white suite and a shower over the bath, all finished to a high standard. Externally, the apartment comes with allocated parking for one car and access to a secure bike store, adding practicality and convenience to this already fantastic home. Situated in a highly desirable location, the property is within easy reach of Headington's shops, restaurants, and amenities, as well as excellent transport links to Oxford city centre and beyond. Offered unfurnished, this exceptional penthouse apartment is ready for immediate occupancy, providing an outstanding opportunity for tenants looking to enjoy contemporary living in a prime location. **EPC rating D = 58    Council Tax Band B**

## Location

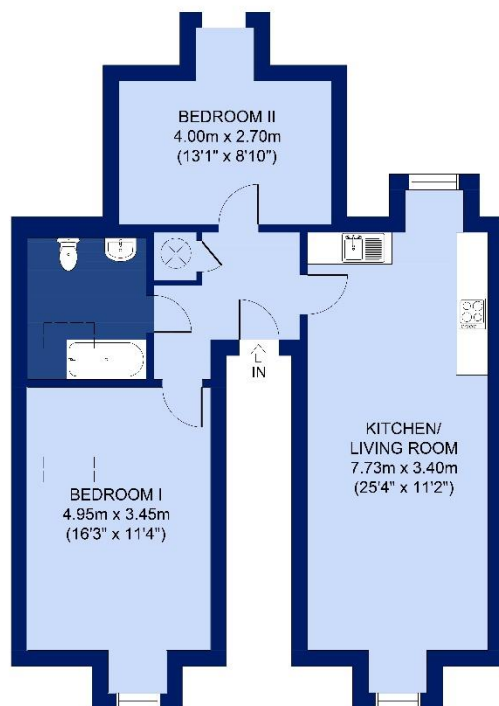
Headington is a vibrant and highly sought-after suburb of Oxford, located at the top of Headington Hill. It boasts a wide range of amenities, including independent coffee shops, popular restaurants, bars, and supermarkets, catering to a variety of lifestyles. The property is conveniently situated approximately 1.1 miles from Headington High Street, providing easy access to local shops and essential services.

For healthcare professionals or those seeking proximity to medical facilities, the Churchill Hospital is less than a mile away, and the John Radcliffe Hospital is just 2.3 miles from the property. Additionally, Headington offers excellent transport links to Oxford city centre and surrounding areas, making it an ideal location for commuters.

The suburb is surrounded by beautiful green spaces, such as Headington Hill Park, South Park, and Bury Knowle Park, perfect for leisurely walks, picnics, or outdoor activities, adding to the area's charm and appeal.







APPROX. GROSS INTERNAL FLOOR AREA 781 SQ FT / 73 SQ M  
FLAT 5, BELLA COURT, HEADINGTON, OXFORD, OX3 7HN

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*

**www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk**

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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