



Flat 4, 49 Benson Road  
Oxford  
OX3 7EJ

£1250.00 PCM

**RB** REASTON BROWN

## First Floor One Bedroom Apartment, With Small Balcony and Off Street Parking For One Car.

Flat 4, 49 Benson Road is a charming one-bedroom apartment, ideal for a professional couple or single tenant. Accessed via the ground floor, a staircase leads up to a small landing with a cupboard housing the gas boiler and offering plenty of additional storage. Straight ahead, you'll find the bright and spacious kitchen/living area, complete with double doors that open to a balcony. The kitchen is modern, featuring cream cabinets with ample storage, along with integrated appliances including an extractor hood, oven, hob, under-counter fridge, and washing machine. The living space is decorated in neutral white tones with laminate flooring throughout. The double bedroom, which has grey fitted carpet, includes a bay window that lets in plenty of natural light. The bathroom is equipped with a white suite, including a bath with an overhead shower. This property is unfurnished and will be available for occupancy in February.

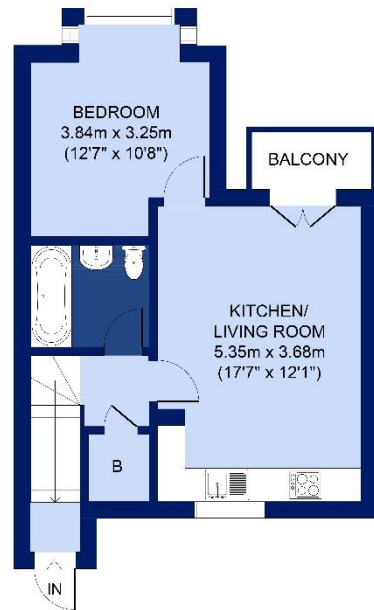
EPC rating C = 78    Council Tax Band B

### Location

*Headington is a suburb of Oxford at the top of Headington Hill with many amenities including restaurants, shops, bars & supermarkets. Approximately 1.1 miles from Headington High Street, the property is conveniently located for easy access to The Churchill Hospital just under 1 mile away and The John Radcliffe Hospital 2.3 miles away. Surrounding Headington are several green open spaces including Headington Hill Park, South Park & Bury Knowle Park the perfect areas for leisurely walks.*







APPROX. GROSS INTERNAL FLOOR AREA 458 SQ FT / 43 SQ M  
 FLAT 4, 49 BENSON ROAD, OXFORD, OX3 7EJ

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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