



Flat 3, 21a Cave Street  
Oxford  
OX4 1BA

£1350 PCM

**RB** REASTON BROWN

# First Floor One Bedroom Modern Apartment, With Balcony Overlooking The River Cherwell & Within Easy Walking Distance of The City Centre.

This lovely one bedroom property would be perfect for a professional person or couple working in the city centre. Overlooking the River Cherwell and the Angel and Greyhound Meadow the balcony nearly spans the width of the apartment with doors leading from both the kitchen/reception and bedroom. The kitchen is modern, complete with white units, offering plentiful storage with integrated Oven, Hob & Extractor Hood as well as an under counter Fridge and Washing Machine. The double bedroom is a good-sized light and airy space with floor to ceiling sliding door and windows. The bathroom is fitted with a contemporary white suite comprising of a WC, wash hand basin and bath with shower over. The property is neutrally decorated throughout, the perfect space to make a comfortable and welcoming home. Available immediately unfurnished.

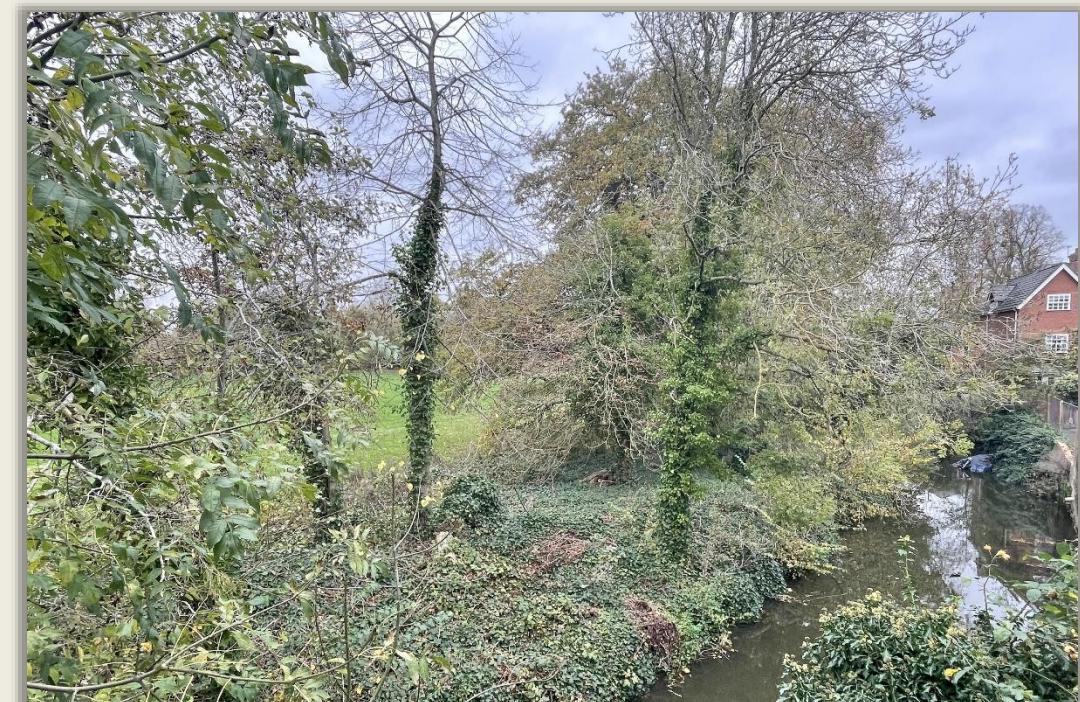
EPC rating C = 77 Council Tax Band B

## Location

**Cave Street** is conveniently situated in popular St Clements, at the foot of Headington Hill & Just a 5 minute walk to bustling Cowley Road with its many shops and restaurants. Surrounded by several large parks, Cave Street backs onto the Angel & Greyhound Meadow and The River Cherwell & Less than a mile from the city centre & Oxford University. Good travel links offering coaches to London Victoria, Heathrow, Gatwick and Stansted airports, departing every twenty minutes from St Clements, as well as Oxford Mainline Station offering frequent services to London Paddington.

*The property comprises the following with all dimensions being approximate only.*







APPROX. GROSS INTERNAL FLOOR AREA 392 SQ FT / 36 SQ M  
FLAT 3, 21A CAVE STREET, OXFORD, OX4 1BA

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 your 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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