



**EPC Rating E**

**Garden Included or Maintained**

**Off Street Parking**

**Three Bedroom Period Flat**

**Large Kitchen / Dining Room**

**Council Tax Band D**



**169a Woodstock Road**  
Oxford, OX2 7NA

**Monthly Rental Of £2,750**

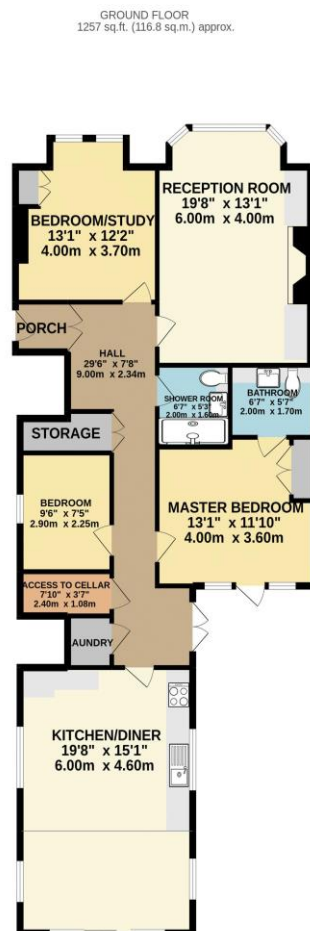
**EPC rating E. A well presented and spacious, three bedroom, ground floor, furnished apartment in a period building, situated on Woodstock Road just 1 mile from Oxford City Centre. Off street parking, two recently fitted bathrooms and a large kitchen/diner. Rear garden. Council tax band D. The accommodation comprises. Entrance porch with a step up into a large hallway with solid wood flooring, built in storage closet and double doors leading out to the rear garden. Reception room fitted with carpet, 3 sofas, ornamental fireplace, large bay window and built in cupboards. Bedroom/Study to the front, fitted with carpet, bay window and built in wardrobe, Family bathroom with a tile effect flooring, large shower cubicle, heated towel rail, basin and WC with storage. Master bedroom fitted with carpet, built in wardrobe, door leading out to the rear garden, ensuite bathroom with a tile effect flooring, bath with a shower over, heated towel rail, basin and WC with storage. Single bedroom fitted with carpet. Basement cellar housing the boiler. Laundry cupboard with a washing machine and tumble dryer. Large kitchen with a tiled floor, wall and floor kitchen units with a central island, electric hob, double oven and Belfast style sink, integrated fridge freezer and integrated dishwasher. Step down to the dining area, with solid wood flooring, dining table and chairs and sofa, double doors lead out to the rear garden.**

**Outside to the rear there is a paved patio with steps down to the established walled garden. The garden will be included in the rent and maintained by the tenant of the ground floor flat or alternatively at an increased rent of £2300pcm, the garden will be maintained by the landlord and its use shared between the three flats that occupy the building.**

**Oxford City Council - Council tax band D. Mains Gas, mains electricity and water.**

**These particulars are a guide only, they do not form part of a contract. Services, systems and appliances have not been checked.**

**Viewings by appointment.**



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FEES APPLICABLE PRIOR TO 1<sup>ST</sup> JUNE 2019.**

**ALL FEES ARE SHOWN INCLUSIVE OF VAT.**

**Due prior to moving in:**

**Referencing and Tenancy Agreement £120 per applicant**

**Additional person after 2 applicants £72 per applicant**

**Check in fee £102**

**Reservation Monies (credited against your Move In Invoice) £250**

**Additional fees which may become payable by some applicants**

**Deed of Guarantee and Reference £120**

**Due after moving in:**

**Tenancy Renewal Administration £54**

**Rent Arrears Letters £14.40**

**Early Termination Fee in case of Surrender of Tenancy £420**

**Check out fee £120**