



MARSTON STREET, OXFORD, OX4
£1,400 per month*

Carter Jonas

MARSTON STREET, OXFORD, OX4

Approximate Gross Internal Area 377 sq ft – 35 sq m

Stylish one bedroom basement flat with small courtyard garden. Recently renovated one bedroom furnished basement flat on the Marston Street. Modern shaker style kitchen to include, full size dishwasher, all in one fan over, microwave oven and grill, Fridge with freezer box, and 2 ring induction hob. Cosy living space and table and chairs. To the left of the kitchen is a storage cupboard. Double bedroom with fitted wardrobe. Washing machine and tumble dryer located in wardrobe on the left-hand side. En-suite shower room. Large electric shower, heated bathroom mirror. Tastefully decorated with Farrow & Ball paint throughout. Small private patio area with rattan furniture set.

Available Early June for a 12-month tenancy on a fully furnished basis. The property is Freehold.

EPC - D, Council Tax Band B - please see Oxford city council website for current cost.

No gas. Water and electricity are connected to the property.

Permit parking - subject to availability via oxford city council.

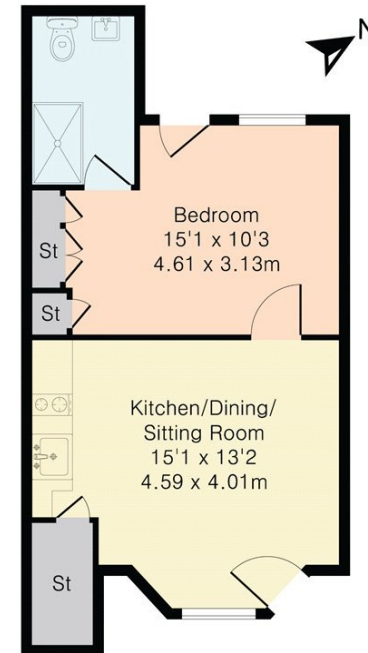
Flood Risk: Very Low

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1,400 per calendar month. Holding deposit of 1 weeks rent of £323. Security deposit of 5 weeks rent £1,615.00

- Council Tax Band = B
- Deposit Required = 1,615.00
- Long Let, Minimum term 12 months
- Modern Kitchen
- EPC = D
- Fully furnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Oxford Lettings 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.