



8 SHILLINGFORD HOUSE, MUNDA WAY, OX2
£2,100 per month*

Carter Jonas

8 SHILLINGFORD HOUSE, MUNDA WAY, OXFORD, OX2 8GP

- Hallway
- Open plan kitchen/living area
- Two Double bedrooms
- Master with an en-suite
- Family bathroom
- Integrated appliances
- Pre-wired for BT and Hyperoptic fibre internet and

THE PROPERTY

This two-bedroom apartment features a spacious open-plan kitchen, dining and living area, perfect for modern living

The kitchen is equipped with integrated appliances, including a microwave, oven and dishwasher, and a separate storage cupboard off the hallway provides space for laundry.

The living area opens onto a balcony, ideal for relaxing or entertaining outdoors.

The master bedroom is beautifully appointed with fitted mirrored wardrobes as well as an ensuite shower room.

A family bathroom with a shower over the bath completes the apartment.

Canalside Quarter is part of Oxford North, a dynamic new community connecting academia, commerce and innovation. Residents enjoy cafés, bars, shops, a hotel, nursery, and landscaped open spaces for art, events and culture. Nature is close by, with Port Meadow, Wolvercote Goose Green, the Oxford Canal, and Wytham Woods all within easy reach.

Summertown offers schools, a lively arts venue, shops, cafés, pubs and restaurants, while M&S Simply Food and Waitrose are just a short walk away. Excellent transport links include Oxford Parkway station, the A40, and a 14-minute cycle to the historic city centre. This apartment combines style, convenience and access to Oxford's best.

A stunning, brand-new two-bedroom apartment situated on the first floor of the Penrose Building in the sought-after Canalside Quarter. Ideally located near Oxford North, this stylish home offers modern living with high-quality finishes, delivering both comfort and luxury.



Blinds will be provided.

EPC Rating (B). Council Tax Band (TBC) (please see Oxford City Council Website for current cost

No access to Loft. Mains gas, electricity, water and drainage.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

No parking

Flood Zone (1) - Low

At a rent of £2100 per calendar month

Holding deposit of 1 week's rent £484

Security deposit of 5 weeks rent £2423

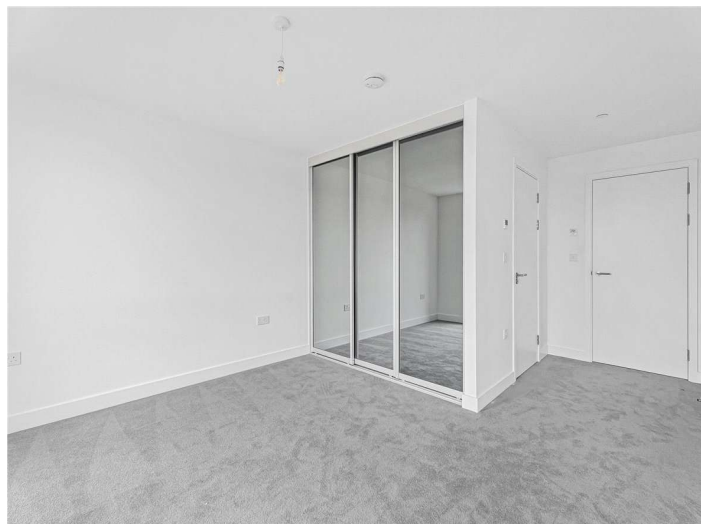
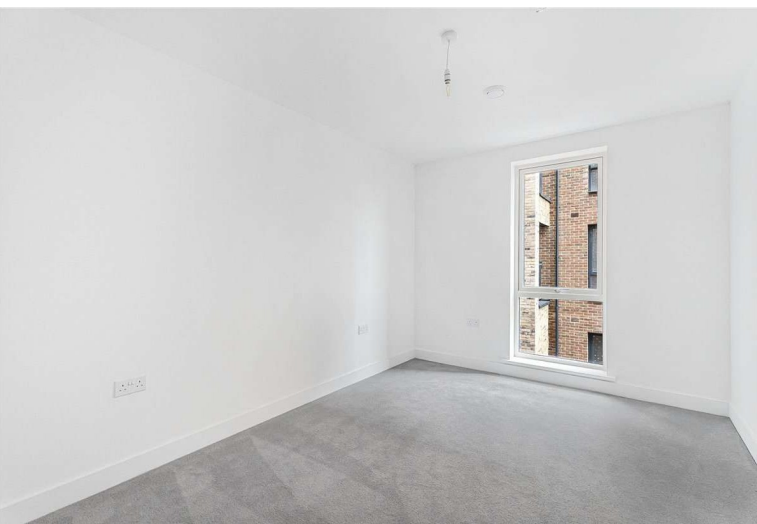
ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

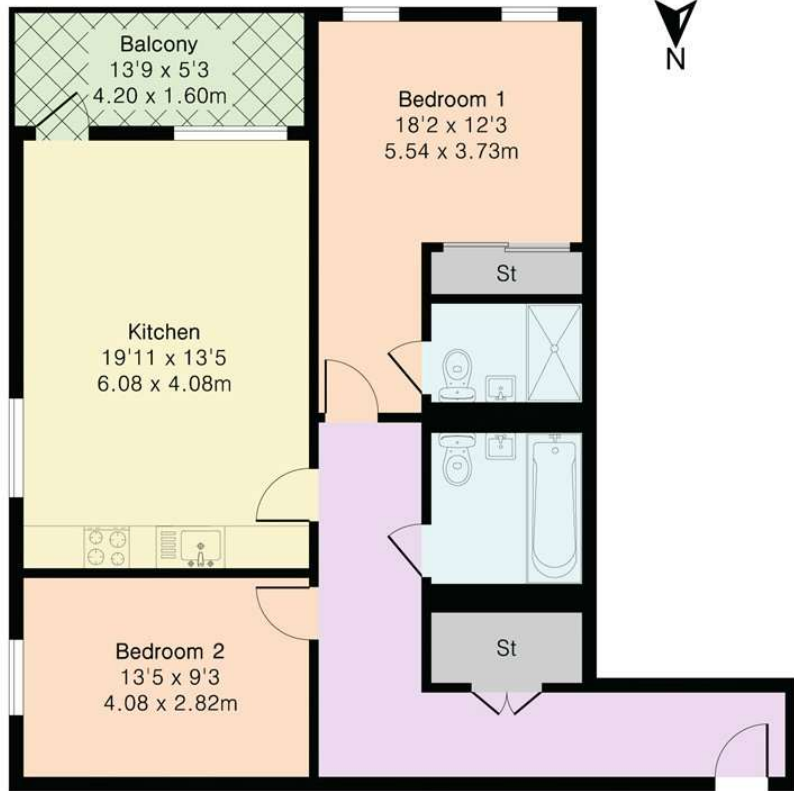
Viewing Strictly by appointment

Local Authority Oxford City Council - Council Tax Band NA

Directions



Approximate Gross Internal Area 871 sq ft - 81 sq m



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

T: 01865 511444

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

E: oxford.lettings@carterjonas.co.uk



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 not 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.