



## Flat 4 3 Stanway Road, Headington, Oxford

£950 PCM

- One Bedroom Apartment
- Open Plan Living Room and Kitchen
- Bathroom
- Off Street Parking
- Un-Furnished
- Ground Floor
- Master Double Bedroom
- Private Rear Garden
- Available 1st September 2022
- Council Tax Band B



## DESCRIPTION

A well presented one bedroom ground floor apartment situated in a great location offering access to the Oxford Ring Road, Headington, Cowley, Oxford City and the A40 to London.

The property comprises an open plan living room with fitted kitchen, master double bedroom with access to the rear patio garden, bathroom and entrance hallway.

Also boasts allocated off street parking and is within walking distance to local shops and bus stops.

Available 1st September 2022, un-furnished.

Council Tax Band B

EPC Rating C.

A non refundable holding deposit the equivalent of one week's rent totalling £219.00 is required to reserve this property.

Viewings highly recommended.



## LOCATION

## DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	77	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(98 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

### Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate



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