







## The Property

This is a spacious two bedroom third floor apartment in an excellent private gated residence with allocated off road parking.

The accommodation comprises a large open plan living and dining area with dining seating for four guests and views over the communal gardens from a private Juliet Balcony.

The separate kitchen is well-equipped and light with plenty of storage.

The large master bedroom is equipped with a double bed and an en-suite shower room.

The second bedroom has twin single beds and fitted wardrobes.

The family bathroom is bright and has a bath with integral shower.

## The Area

The City Centre is defined by The High, St Giles, St Aldates and Queen Street. The majority of Oxford University's colleges are based in this area and the University owns most of the property. As a result there are few rental properties in either. The High, Cornmarket & Queen Street are the main shopping streets and both the Westgate and Clarendon shopping Malls are situated here.

As well as being an extraordinary sight for tourists, Oxford City Centre is a very attractive location for the consumer to visit, as well as being a good location for socialising.

The Westgate shopping centre is located where the "West Gate" of the city used to stand. The Shopping centre and surrounding area (The West End) contains many major shops. There are also other major shops in the Oxford City Centre. The Castle area has recently been re-developed and there you will find the newest bars and restaurants and also some high quality apartments for rent. Nearby there are several new apartment developments which offer high quality accommodation but probably no parking other than public car parks.



## Key Features

Property Type:	Apartment	Number of Guests	4
Double Bedrooms	1	Single Bedrooms	0
Twin Bedrooms	1	Other Bedroom Type	No
Bathrooms	1	Shower Rooms	1
Under 12's allowed	Yes	Under 2's allowed	Yes
Parking	Allocated Space	Gated Entrance	Yes
Floor Level	3	Lift	No
Telephone	Yes	Internet Connection	Yes
SKY/Cable TV	No	Freeview TV	Yes
Garden	Communal Garden	Balcony	Juliet
Dishwasher	Yes	Washing Machine	Yes (Combined)
Tumble Dryer	Yes (Combined)	Drying Rack	No
Grading	Gold	Management	rightonstay Managed

## Serviced Accommodation

All rightonstay properties are fully furnished and fully equipped. The weekly rental rates listed below include a once weekly linen and towel change, a weekly freshen up cleaning service, heating, lighting, water, electricity, council tax, television license and a complimentary welcome pack on arrival. Additional housekeeping services may be booked with your lettings consultant.

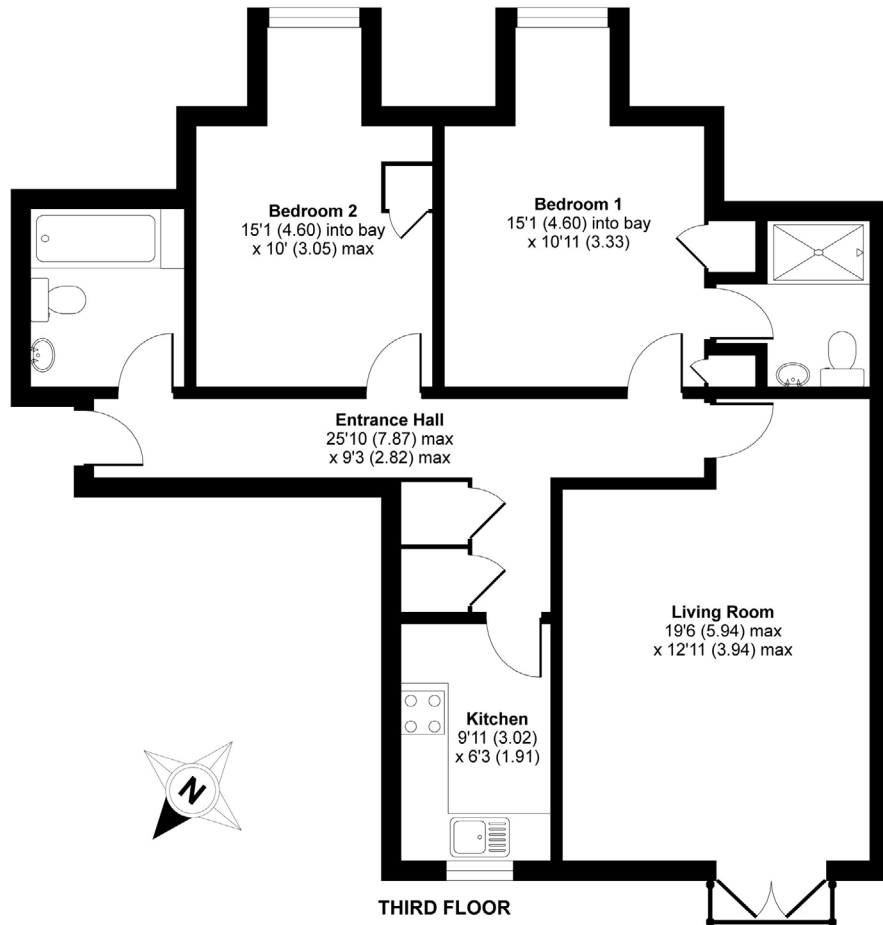
## Rental Rates

1 - 2 week lets (7-13 nights)	£959 per week	(£137 per night)
2 - 5 week lets (14-34 nights)	£931 per week	(£133 per night)
5 - 13 week lets (35-90 nights)	£903 per week	(£129 per night)
13 - 26 week lets (91-182 nights)	£854 per week	(£122 per night)
26 week + Lets (6 months +)	£679 per week	(£97 per night)

Tariffs are quoted per property, not per person. Minimum rental 1 week (7 nights). Longer term lets are available at this property, please ask your lettings consultant for more information

# Osney Lane, Oxford, OX1

APPROX. GROSS INTERNAL FLOOR AREA 817 SQ FT 76 SQ METRES



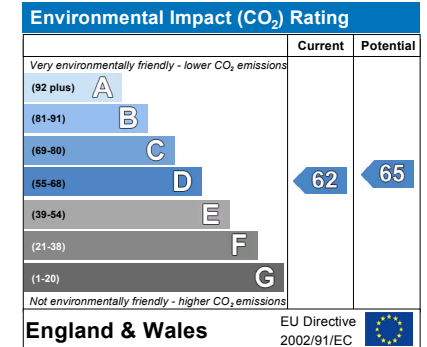
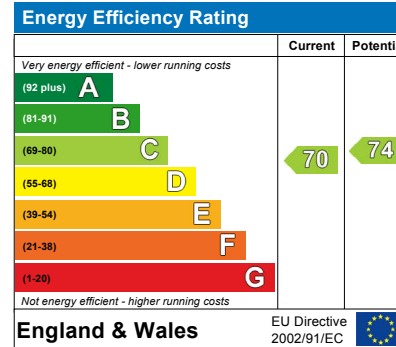
## Energy Performance Certificate



57 Rowland Hill Court, Osney Lane  
OXFORD  
OX1 1LF

Dwelling type: Top-floor flat  
Date of assessment: 16 August 2010  
Date of certificate: 16 August 2010  
Reference number: 0377-2886-6186-9790-0481  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 71 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	306 kWh/m <sup>2</sup> per year	287 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.3 tonnes per year	3.1 tonnes per year
Lighting	£70 per year	£45 per year
Heating	£303 per year	£268 per year
Hot water	£132 per year	£132 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

In accordance with the Property Mis-description Act 1991, the following details have been prepared in good faith, they are not intended to constitute part of an offer of contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.