





The Property

This is a well-presented two bedroom ground floor apartment with views over mature communal gardens in a popular residential area of North Oxford.

The accommodation comprises two double bedrooms with built in storage and hanging space. The second bedroom may also be arranged with twin single beds.

The bathroom is divided into two rooms, one containing the bath and integral shower and the other containing a basin and WC, ideal for professional sharers.

The spacious L shaped open plan kitchen, living and dining area is well equipped with seating for four guests and views over the communal gardens through full height windows.

Although there is no parking on site there are regular bus services found a short walk from the apartment on the Banbury Road.

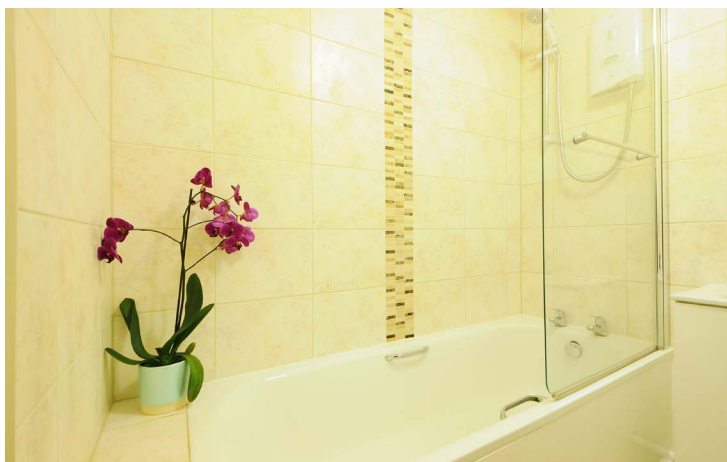
The property is located close to popular Summertown with shops, restaurants, cafes and a regular bus service in and out of Oxford city centre.

The Area

This popular area lies to the north of the City Centre and comprises Victorian and Edwardian homes with several new apartment blocks. Summertown is still very easy for visitors needing to reach the centre and is serviced very well with buses to the centre and beyond. Local shops, bars and restaurants abound and many of Oxford's private boarding and language schools are situated nearby.

The focal part of Summertown is a busy area of shops on both sides of Banbury Road. There is also a smaller street of shops and restaurants, South Parade, that links Banbury Road and Woodstock Road.

Summertown is home to much of Oxford's broadcast media. BBC Radio Oxford and the BBC Television's Oxford studios are on Banbury Road. The studios for JACK FM (FM107.9) and Six TV Oxford are on Woodstock Road. Oxfam has its headquarters in Banbury Road. Norwich Union has an office block on Banbury Road.



Key Features

Property Type:	Apartment	Number of Guests	4
Double Bedrooms	1/2	Single Bedrooms	0
Twin Bedrooms	0/1	Other Bedroom Type	No
Bathrooms	1	Shower Rooms	0
Under 12's allowed	Yes	Under 2's allowed	Yes
Parking	No	Gated Entrance	No
Floor Level	G	Lift	No
Telephone	Yes	Internet Connection	Yes
SKY/Cable TV	No	Freeview TV	Yes
Garden	Communal Garden	Balcony	No
Dishwasher	Yes	Washing Machine	Yes
Tumble Dryer	No	Drying Rack	Yes
Grading	Silver	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.

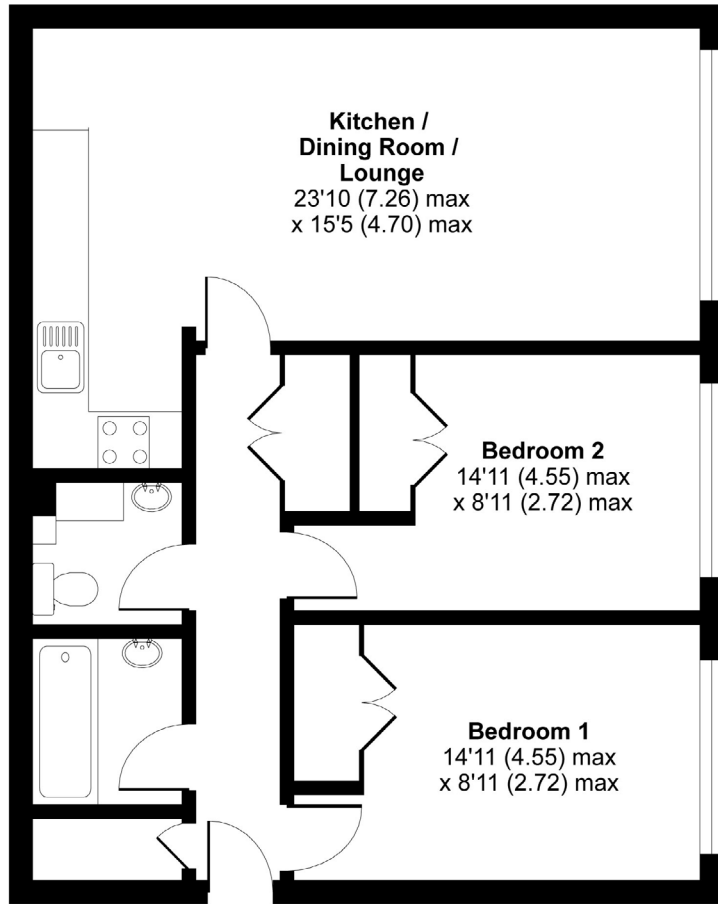
Rental Rates

1 - 2 week lets (7-13 nights)	£805 per week	(£115 per night)
2 - 5 week lets (14-34 nights)	£784 per week	(£112 per night)
5 - 13 week lets (35-90 nights)	£763 per week	(£109 per night)
13 - 26 week lets (91-182 nights)	£721 per week	(£103 per night)
26 week + Lets (6 months +)	£574 per week	(£82 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

Dudley Court, Rogers Street, Oxford, OX2

APPROX. GROSS INTERNAL FLOOR AREA 715 SQ FT 66.4 SQ METRES



FIRST FLOOR

Energy Performance Certificate



Flat 4 Dudley Court, Rogers Street, OXFORD, OX2 7LX

Dwelling type: Ground-floor flat
 Date of assessment: 20 August 2014
 Date of certificate: 21 August 2014
 Reference number: 8503-2602-4629-9227-1843
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 66 m²

Use this document to:

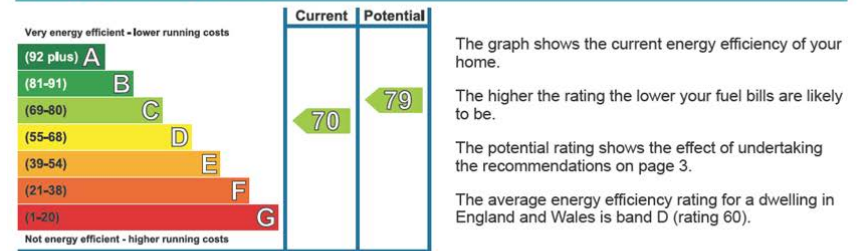
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,836
Over 3 years you could save	£ 567

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 135 over 3 years	
Heating	£ 1,317 over 3 years	£ 852 over 3 years	
Hot Water	£ 339 over 3 years	£ 282 over 3 years	
Totals	£ 1,836	£ 1,269	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 149	✓
2 Floor insulation	£800 - £1,200	£ 225	✓
3 Low energy lighting for all fixed outlets	£20	£ 37	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.