



The Property

This is a charming two bedroom Victorian stable located in sought after Summertown.

The property is delightfully converted and tastefully furnished with secure parking for up to four cars.

The accommodation is arranged over two floors; the ground floor comprises the master bedroom with en-suite shower room, a living room and a double height kitchen with all modern conveniences.

On the first floor there is a further double bedroom and a bathroom with a roll-top bath.

There is a small private garden to the rear that acts as a suntrap, ideal for summer entertaining.

The property is very private, tucked away from the main road yet within walking distance of Summertown restaurants, shops and bus routes into the centre of Oxford.

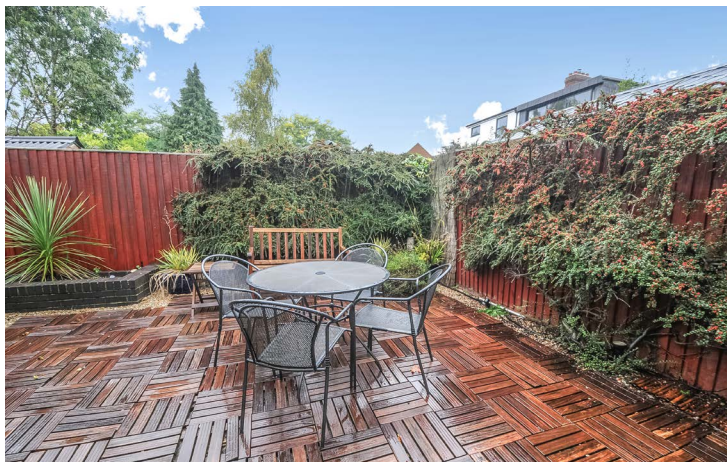
The Area

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

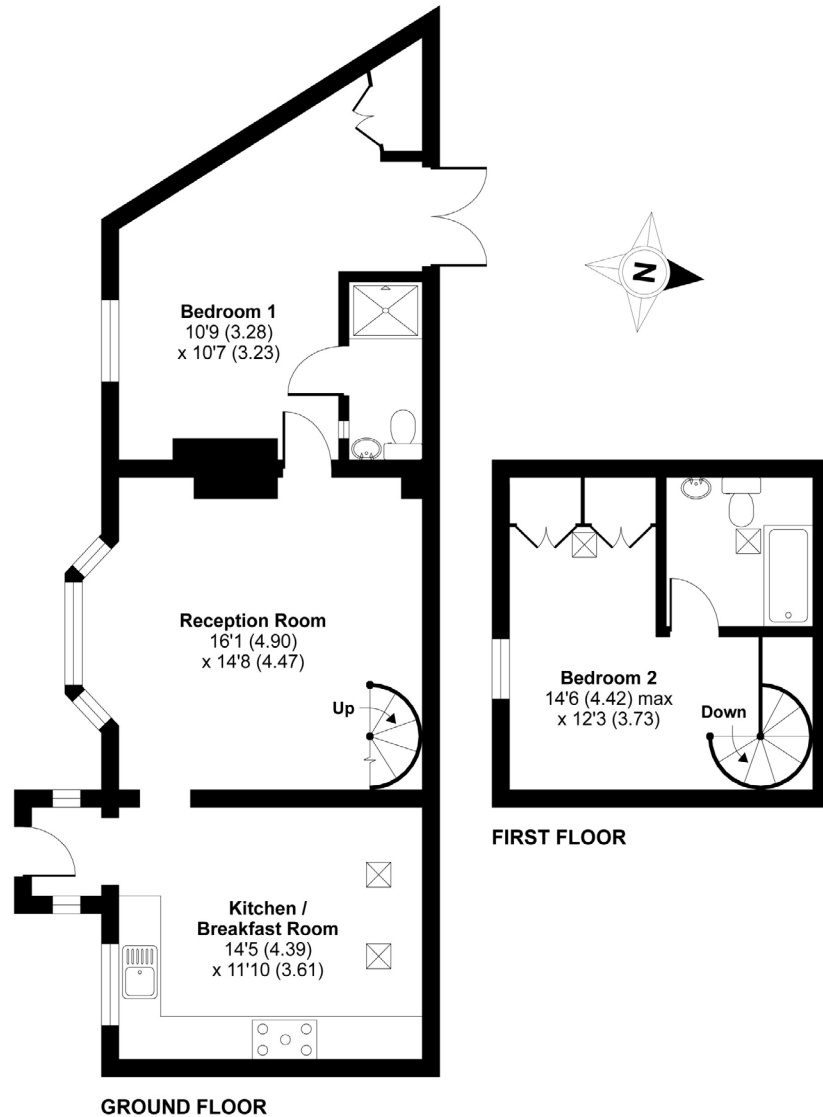
Rental Rates

1 - 2 week lets (7-13 nights)	£994 per week	(£142 per night)
2 - 5 week lets (14-34 nights)	£966 per week	(£138 per night)
5 - 13 week lets (35-90 nights)	£938 per week	(£134 per night)
13 - 26 week lets (91-182 nights)	£889 per week	(£127 per night)
26 week + Lets (6 months +)	£707 per week	(£101 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

The Old Stables, Hernes Road, Oxford, OX2

APPROX. GROSS INTERNAL FLOOR AREA 853 SQ FT 79.2 SQ METRES



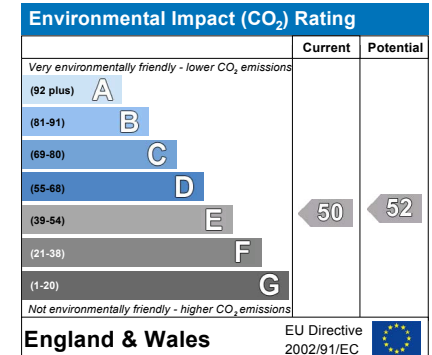
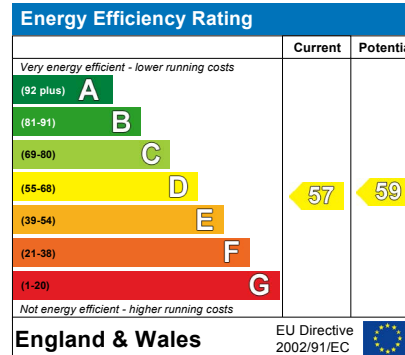
Energy Performance Certificate



The Old Stable, 13a Hernes Road
OXFORD
OX2 7PX

Dwelling type: Detached house
Date of assessment: 22 December 2009
Date of certificate: 23 December 2009
Reference number: 2828-8986-6232-7811-0074
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

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 (CO₂) 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	356 kWh/m ² per year	340 kWh/m ² per year
Carbon dioxide emissions	4.7 tonnes per year	4.5 tonnes per year
Lighting	£59 per year	£39 per year
Heating	£703 per year	£684 per year
Hot water	£99 per year	£99 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.

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