

The Property

This is a smart one bedroom, third floor apartment set in an excellent gated city centre development and featuring a dual aspect with views towards Hinksey Hill and St. Thomas and Martyr Church.

The property comprises an open plan living and dining room with a separate fitted kitchen with breakfast area.

The master bedroom has a zip-link bed which can be arranged as either a large double or two single beds depending on the guest's requirements. The bathroom is equipped with a bath and integral shower.

There is also a delightful fenced communal garden and one secure allocated parking space.

Rowland Hill Court is centrally located and within easy walking distance of city centre shops, restaurants, the Said Business School and the major bus and train terminals.

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	2
Double Bedrooms	0/1	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	Yes	Gated Entrance	Yes
Floor Level	3	Lift	No
Telephone	Yes	Internet Connection	Yes
SKY/Cable TV	No	Freeview TV	Yes
Garden	Communal Garden	Balcony	No
Dishwasher	No	Washing Machine	Yes (Combined)
Tumble Dryer	Yes (Combined)	Drying Rack	No
Grading	Platinum	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

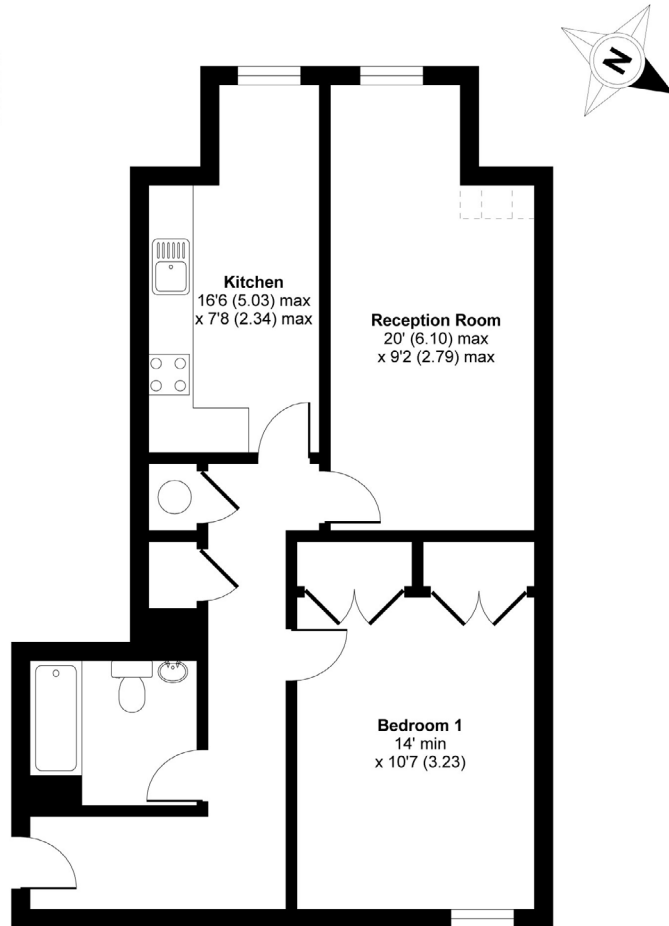
1 - 2 week lets (7-13 nights)	£777 per week	(£111 per night)
2 - 5 week lets (14-34 nights)	£756 per week	(£108 per night)
5 - 13 week lets (35-90 nights)	£735 per week	(£105 per night)
13 - 26 week lets (91-182 nights)	£700 per week	(£100 per night)
26 week + Lets (6 months +)	£560 per week	(£80 per 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

Rowland Hill Court, Osney Lane, Oxford, OX1

APPROX. GROSS INTERNAL FLOOR AREA 666 SQ FT 61.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Denotes restricted head height



THIRD FLOOR

Energy Performance Certificate



73 Rowland Hill Court,
Osney Lane,
OXFORD, OX1 1LF

Dwelling type: Top-floor flat
Date of assessment: 13 August 2008
Date of certificate: 13 August 2008
Reference number: 8218-6928-4790-4967-8092
Total floor area: 61 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of this 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	311 kWh/m ² per year	288 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.7 tonnes per year
Lighting	£52 per year	£33 per year
Heating	£271 per year	£251 per year
Hot water	£113 per year	£113 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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.

rightonstay

8 South Parade, Summertown, Oxford, OX2 7JL

01865 318 595 | enquiries@rightonstay.co.uk