





The Property

This is a handsome three bedroom town-house with off road parking for one car in a quiet side-street just off the popular and Bohemian Cowley Road.

The property is arranged over three floors as a two bedroom house and additional self-contained lower ground floor studio apartment. Sleeping up to six guests there are two double bedrooms and one twin bedroom with two single beds. There are two bathrooms, one with a large corner bath and the other with shower unit.

The studio has a small kitchenette and the main house has a large open plan kitchen/dining area with access onto the courtyard garden. The main house also has a good sized living room with feature fireplace.

The property is located in an ideal position near St Clements with many restaurants, bars and shops close by. It also provides good access to Oxford Brookes University, the Oxford Business Park or the city centre itself.

The Area

St Clements is a bustling, fast growing area where small modern infill developments blend with older houses, including Stone's Almshouses founded in 1700. This area is most accessible to the city centre, on foot, either across Magdalen Bridge or through the University Parks.

Access to most University buildings and libraries and also the famous Magdalen College School is very convenient. Public transport is good to the Garsington Road Business Park, Oxford Brookes University, The John Radcliffe, Churchill and Nuffield Hospitals and also in to London.

St Clements is within minutes walk from South Park located on Headington Hill. The park hosts many outdoor concerts and events and is the largest park within Oxford city limited. A good view of the city centre with its historic spires and towers of Oxford University can be obtained at the park's highest point, a favourite location for photographers.



Key Features

Property Type:	House & Studio	Number of Guests	6
Double Bedrooms	1	Single Bedrooms	0
Twin Bedrooms	1	Other Bedroom Type	Double Studio
Bathrooms	1	Shower Rooms	1
Under 12's allowed	Yes	Under 2's allowed	Yes
Parking	Yes	Gated Entrance	No
Floor Level	LG+G+1	Lift	No
Telephone	Yes	Internet Connection	Yes
SKY/Cable TV	No	Freeview TV	Yes
Garden	Yes	Balcony	No
Dishwasher	No	Washing Machine	Yes (Combined)
Tumble Dryer	Yes (Combined)	Drying Rack	No
Grading	Silver	Management	Landlord 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.

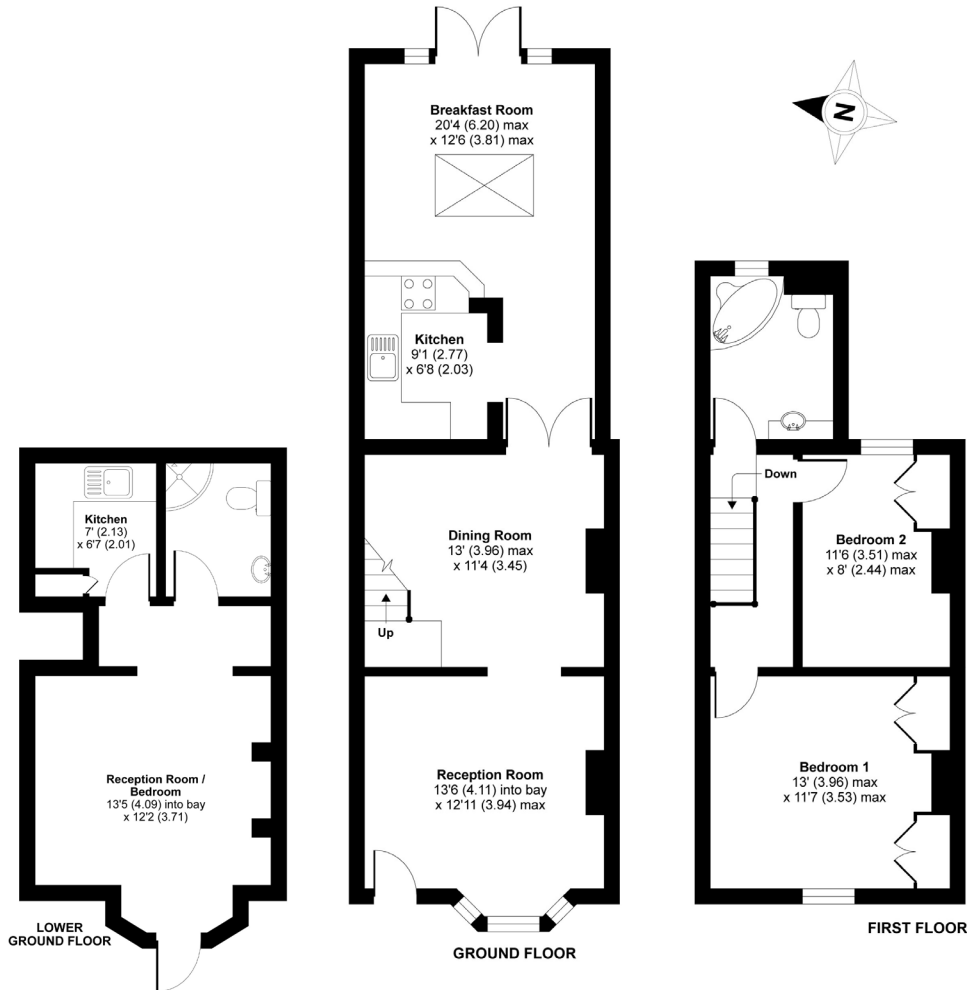
Rental Rates

1 - 2 week lets (7-13 nights)	£1,029 per week	(£147 per night)
2 - 5 week lets (14-34 nights)	£1,001 per week	(£143 per night)
5 - 13 week lets (35-90 nights)	£973 per week	(£139 per night)
13 - 26 week lets (91-182 nights)	£924 per week	(£132 per night)
26 week + Lets (6 months +)	£735 per week	(£105 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

Princes Street, Oxford, OX4

APPROX. GROSS INTERNAL FLOOR AREA 948 SQ FT 88 SQ METRES



STUDIO - APPROX. GROSS INTERNAL FLOOR AREA 272 SQ FT 25.26 SQ METRES

Energy Performance Certificate



23 Princes Street, OXFORD, OX4 1DD

Dwelling type: Detached house
Reference number: 0318-9087-6211-8204-5904
Date of assessment: 09 September 2014
Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 September 2014
Total floor area: 96 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

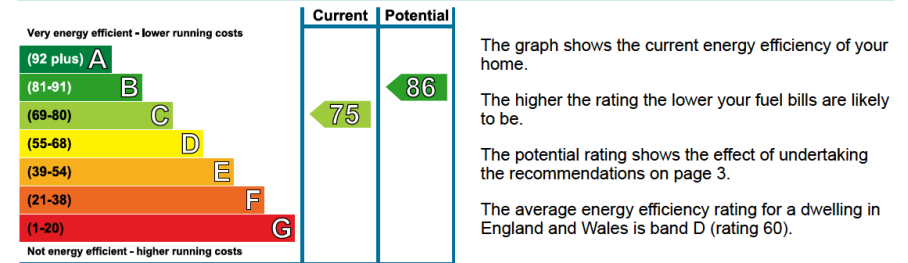
Estimated energy costs of dwelling for 3 years:	£ 1,926
Over 3 years you could save	£ 150

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 183 over 3 years	
Heating	£ 1,347 over 3 years	£ 1,356 over 3 years	
Hot Water	£ 336 over 3 years	£ 237 over 3 years	
Totals	£ 1,926	£ 1,776	

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 Low energy lighting for all fixed outlets	£20	£ 51	
2 Solar water heating	£4,000 - £6,000	£ 101	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 775	✓

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.

rightonstay

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