





## The Property

This is a chic three bedroom, three bathroom townhouse, with off road parking tucked away on a quiet residential street just off the Cowley Road.

The open plan living and dining area has plenty of natural light with patio doors leading out into the garden which is ideal for summer entertaining.

The kitchen is fully equipped and finished to a very high standard with all modern conveniences. On the ground floor are a further family room and shower room.

The bedrooms are arranged over two floors with the master suite with en-suite shower room, second double bedroom with en-suite shower room and family room located on the first floor. The final loft bedroom is arranged over the second floor. It is extremely spacious and can sleep up to three people.

The property is located close to bistros, wine bars and restaurants and is approximately equidistant between Oxford Brookes University and the Oxford Business Park.

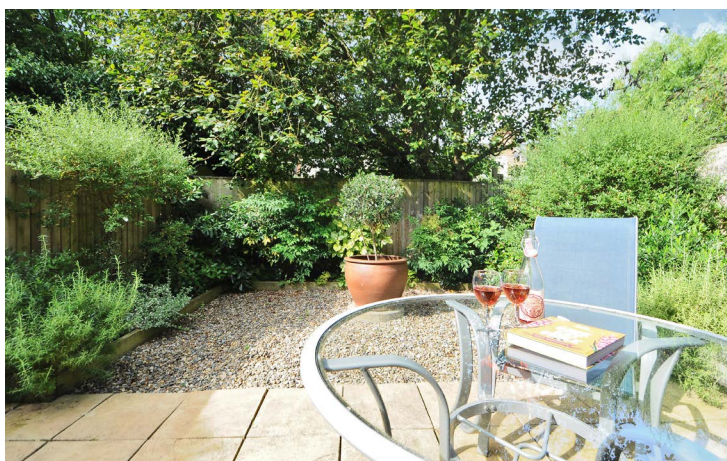
## The Area

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	Number of Guests	7
Double Bedrooms	2	Single Bedrooms	0
Twin Bedrooms	0	Other Bedroom Type	Triple Single
Bathrooms	1	Shower Rooms	3
Under 12's allowed	Yes	Under 2's allowed	Yes
Parking	Yes	Gated Entrance	No
Floor Level	G+1+2	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	Gold	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

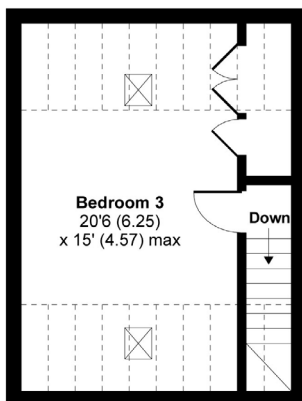
1 - 2 week lets (7-13 nights)	£1,085 per week	(£155 per night)
2 - 5 week lets (14-34 nights)	£1,057 per week	(£151 per night)
5 - 13 week lets (35-90 nights)	£1,029 per week	(£147 per night)
13 - 26 week lets (91-182 nights)	£980 per week	(£140 per night)
26 week + Lets (6 months +)	£784 per week	(£112 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

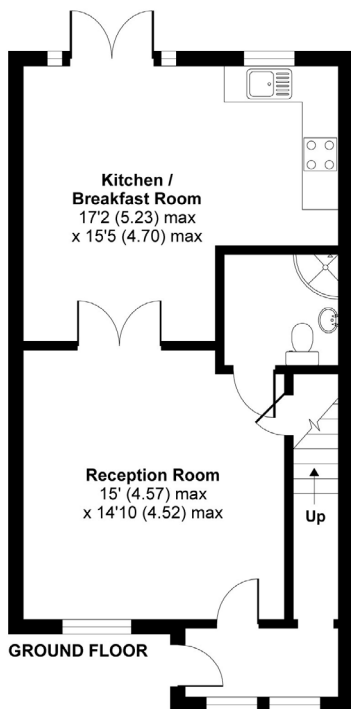
# Union Street, Oxford, OX4

APPROX. GROSS INTERNAL FLOOR AREA 1312 SQ FT 121.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

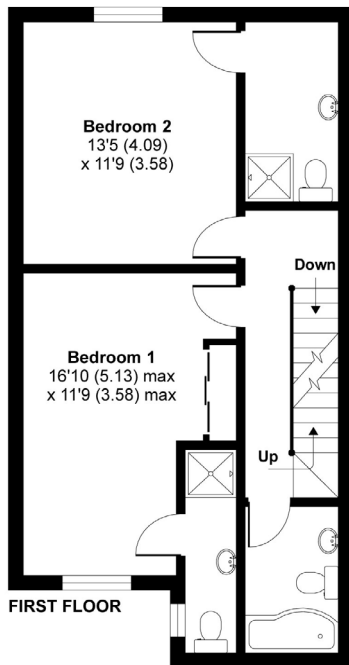
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

## Energy Performance Certificate



30a, Union Street, OXFORD, OX4 1JP

Dwelling type: Detached house  
 Date of assessment: 09 September 2014  
 Date of certificate: 10 September 2014  
 Reference number: 0318-9087-6211-8204-5904  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 96 m<sup>2</sup>

### Use this document to:

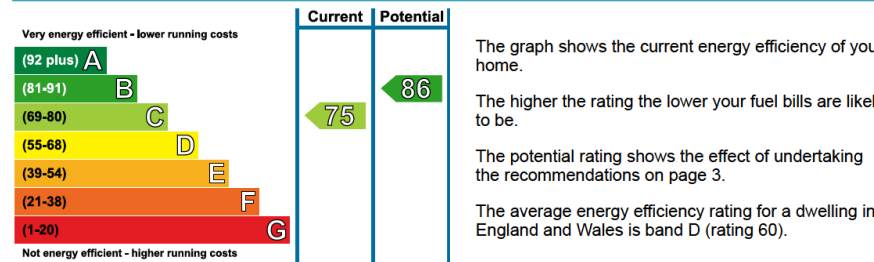
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

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

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	
<b>Totals</b>	<b>£ 1,926</b>	<b>£ 1,776</b>	

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](http://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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