





The Property

This is a contemporary two bedroom ground floor apartment with allocated underground parking in a prestigious waterside development. The generous accommodation comprises an open-plan living and dining area and luxury kitchen.

The living area has large glazed doors leading onto a private decked balcony overlooking the river.

The double master bedroom has a large built-in wardrobe and en-suite shower room.

The second double bedroom has a further large fitted wardrobe and the family bathroom has both a bath and separate shower cubicle.

Located at the northern end of Jericho the property is within an easy walk of an eclectic mix of traditional shops, cafes, bars and restaurants. An ideal base to explore the city or for easy access to central University buildings.

The Area

Jericho has long been described as the Bohemian area of Oxford and is favoured by academics, artists and connoisseurs of fine food and wine. It has many boutique shops and the narrow streets are lined with terraced town cottages and larger houses dating back to the 19c. Many of these properties have been refurbished and are now flats of great character.

Originally an industrial area Jericho grew because of the presence of the Oxford Canal, which arrived in 1790. The Eagle Ironworks, wharves and the Oxford University Press are all based there alongside the Old Radcliffe Infirmary.

Thomas Hardy's *Jude the Obscure* has a scene set in St Barnabas Church, and it is possible that the suburb nicknamed 'Beersheba' in the novel is actually Jericho. As a homage to Hardy, in 1996, one of Jericho's pubs was renamed Jude the Obscure. The first episode of the long running ITV drama series "Inspector Morse", called "The Dead of Jericho", was partially filmed here, notably Combe Road (which is 'Canal Reach' in the drama). It also featured the exterior of the 'Bookbinders Arms' pub on the corner of Victor Street.



Key Features

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

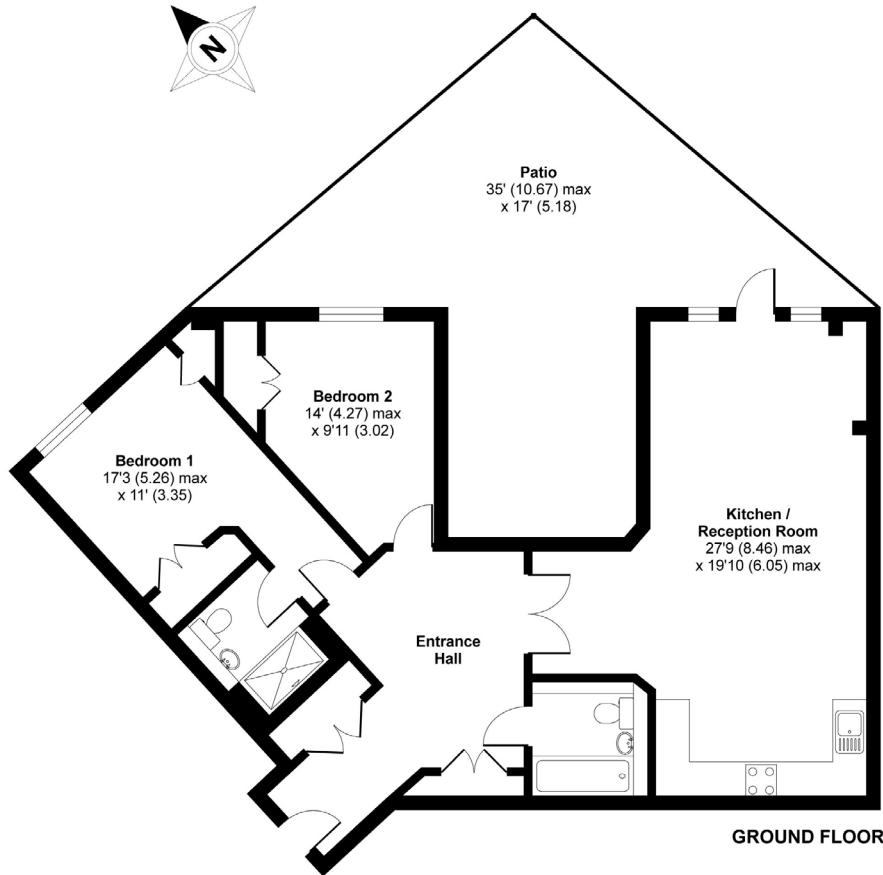
Rental Rates

1 - 2 week lets (7-13 nights)	£1,106 per week	(£158 per night)
2 - 5 week lets (14-34 nights)	£1,078 per week	(£154 per night)
5 - 13 week lets (35-90 nights)	£1,050 per week	(£150 per night)
13 - 26 week lets (91-182 nights)	£994 per week	(£142 per night)
26 week + Lets (6 months +)	£791 per week	(£113 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

Walton Well Road, Oxford, OX2

APPROX. GROSS INTERNAL FLOOR AREA 1019 SQ FT 95 SQ METRES



Energy Performance Certificate

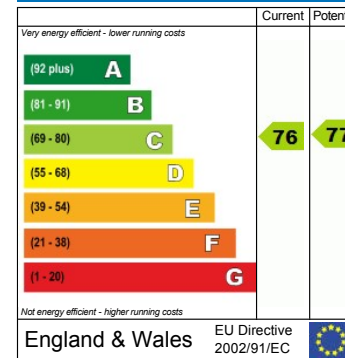


Flat 2 Furnace House
Walton Well Road
OXFORD
OX2 6GF

Dwelling type: Mid floor flat
Date of assessment: 27-Jul-2010
Date of certificate: 28-Jul-2010
Reference number: 2438-0064-6223-4290-3930
Type of assessment: RdSAP, existing dwelling
Total floor area: 110 m²

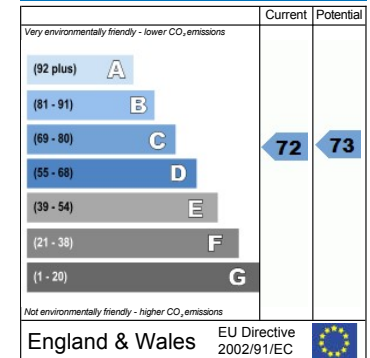
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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.

Environmental Impact (CO₂) Rating



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	193 kWh/m ² per year	190 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	3.1 tonnes per year
Lighting	£103 per year	£73 per year
Heating	£263 per year	£270 per year
Hot water	£171 per year	£171 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 temperature, 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.

rightonstay

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