





## The Property

This is a modern and well equipped two bedroom, ground floor apartment with off road parking set adjacent to the river Thames.

The accommodation comprises an open plan living and dining room with views over the river and separate fully fitted and equipped kitchen.

The master bedroom has a double bed and en-suite shower room and the second bedroom is equipped with two single beds.

The spacious family bathroom has a large corner bath with integral shower.

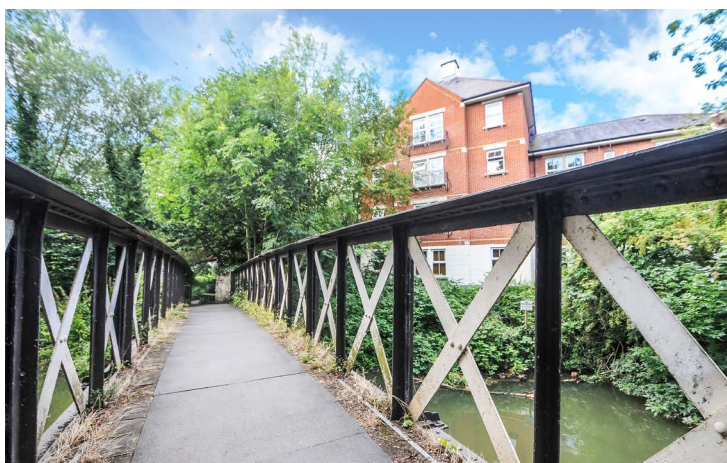
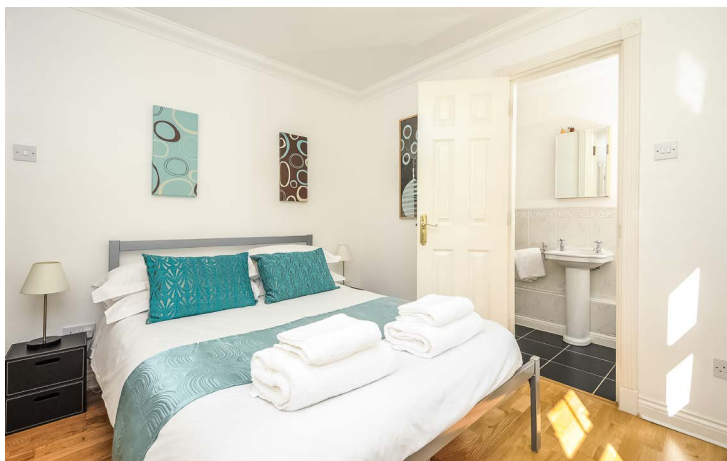
The apartment is centrally located and within easy walking distance of restaurants, shops, the Said Business School, central University buildings and both major train and bus terminals.

## 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	4
Double Bedrooms	1	Single Bedrooms	0
Twin Bedrooms	1	Other Bedroom Type	No
Bathrooms	1	Shower Rooms	1
Under 12's allowed	Yes	Under 2's allowed	No
Parking	Yes	Gated Entrance	No
Floor Level	4	Lift	No
Telephone	Yes	Internet Connection	Yes
SKY/Cable TV	No	Freeview TV	Yes
Garden	No	Balcony	No
Dishwasher	Yes	Washing Machine	Yes (Combined)
Tumble Dryer	Yes (Combined)	Drying Rack	No
Grading	Gold	Management	Landlord Managed

## Serviced Accommodation

All righonstay 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.

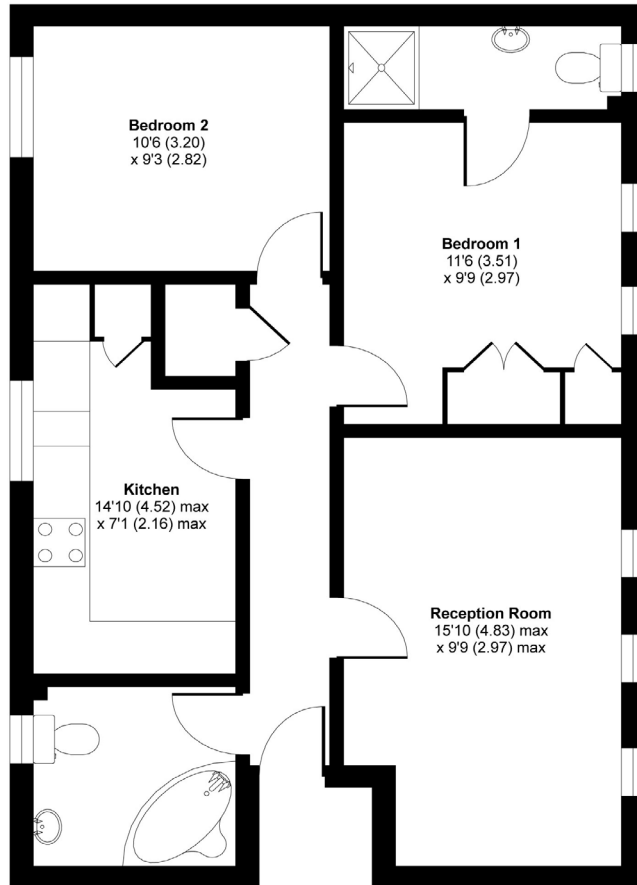
## Rental Rates

1 - 2 week lets (7-13 nights)	£924 per week	(£132 per night)
2 - 5 week lets (14-34 nights)	£896 per week	(£128 per night)
5 - 13 week lets (35-90 nights)	£868 per week	(£124 per night)
13 - 26 week lets (91-182 nights)	£826 per week	(£118 per night)
26 week + Lets (6 months +)	£658 per week	(£94 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

# Rewley Road, Oxford, OX1

APPROX. GROSS INTERNAL FLOOR AREA 644 SQ FT 59.8 SQ METRES



GROUND FLOOR

## Energy Performance Certificate



48, Rewley Road

Dwelling type: Ground-floor flat  
 Date of assessment: 27 October 2008  
 Date of certificate: 27 October 2008  
 Reference number: 8098-6320-5979-7393-3022  
 Total floor area: 63 m<sup>2</sup>

OXFORD  
 OX1 2RQ

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 (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	215 kWh/m <sup>2</sup> per year	185 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	1.9 tonnes per year
Lighting	£52 per year	£31 per year
Heating	£262 per year	£245 per year
Hot water	£99 per year	£87 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 savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

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

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