



## Jericho

An impressive one bedroom, first floor apartment overlooking the Oxford canal.

**Price £1,095 pcm**

## DESCRIPTION & SITUATION

This modern, fully furnished property comes complete with under floor heating throughout, one spacious double bedroom, a bathroom with an electric shower and bath. The open plan sitting room/kitchen is bright and newly furnished. The living room also benefits from a balcony over looking the canal. With allocated parking space.

The property is situated within walking distance of the day to day shopping facilities of Walton Street including restaurants, bars and a cinema and also to the more comprehensive facilities of Oxford City Centre. The property is in a great location for commuters needing quick access to the rail and coach stations of Oxford.

The property comes furnished.

Council Tax Band: C

AVAILABLE OCTOBER 2013.

## DIRECTIONS

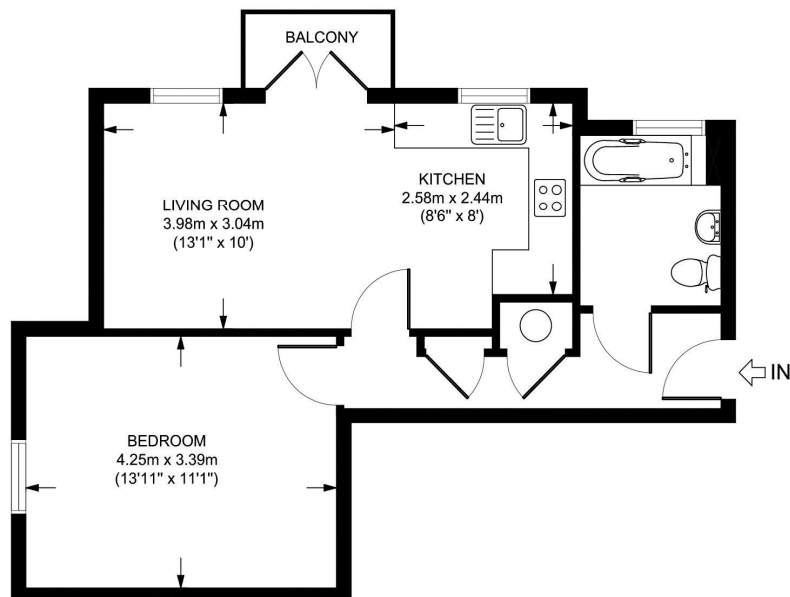
From the James C Penny office proceed right on Walton Street and at the mini roundabout bear left into Walton Well Road, at the bottom take a left turn into William Lucy Way. The property is on your right hand side.

## TENURE & POSSESSION

The property is To Let

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT / 45 SQ M  
36 WILLIAM LUCY WAY, OXFORD OX2 6EQ

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

