



COMPLINS CLOSE, OXFORD, OX2

£2,750 per month*

Carter Jonas

COMPLINS CLOSE, OXFORD, OXFORDSHIRE, OX2 6PZ

An extended, well presented terraced house with accommodation over three floors.

- 3 Bedrooms
- 2 Reception rooms
- 2 Bathrooms
- Conservatory
- Patio garden
- Allocated parking

THE PROPERTY

Three double bedroom town house at the Waterways development.

Ground floor: Kitchen with fitted appliances. Living room with gas fire place. Conservatory with underfloor heating.

First floor, two double bedrooms both with fitted wardrobes and family bathroom.

Second floor master bedroom with en-suite shower room and built in wardrobes.

Small courtyard garden. Resident parking.

Complins Close is on a cul de sac with a large Green area in the centre and is ideally located for North Oxford schools and for Summertown's shops, cafes and restaurants. Great access to Oxford city centre and both the Oxford Railway Station and the Oxford Parkway Station.

The development also benefits from a scenic walk into the city centre via the canal, good transport links providing convenient access to the A34, A40 and M40, and a frequent bus service from the Woodstock Road as well as the Banbury Road.

The property comes unfurnished as per the marketing photos. Available from mid July.

No access to Loft. Mains gas, electricity, water and drainage. Gas Central Heating.



Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Zone (1) – Low

Council Tax Band - D please see Oxford City Council Website for current cost.

EPC - D

At a rent of £2,750 per calendar month

Holding deposit of 1 week's rent £634

Security deposit of 5 weeks rent £3,173

ADDITIONAL INFORMATION

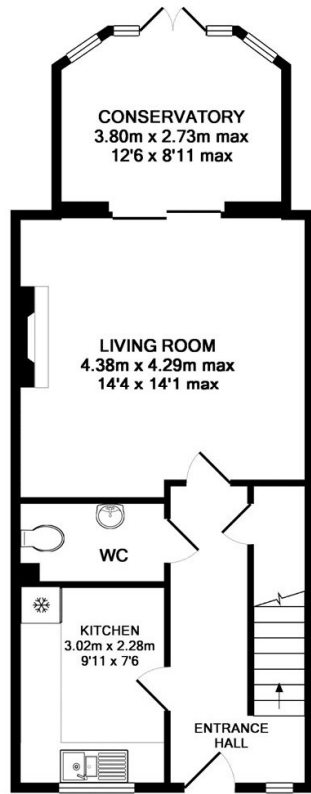
Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

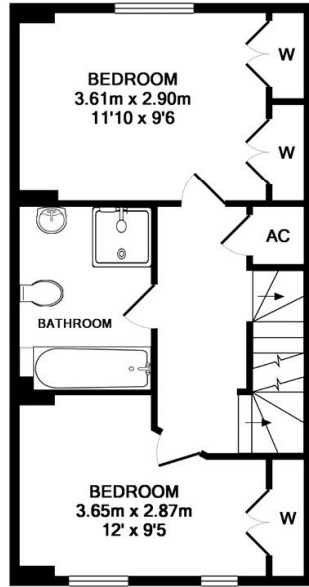
Local Authority Oxford City Council - Council Tax Band D

Directions

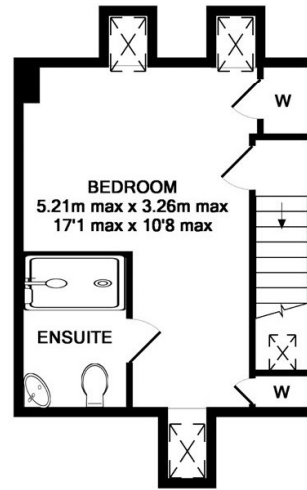




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 112.0 SQ.M. (1205 SQ.FT.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Drawn by E8 Property Services - www.e8ps.co.uk Made with Metropix ©2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	82
EU Directive 2002/91/EC			



T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxford.lettings@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.