



**SUNDERLAND AVENUE, OXFORD, OX2**  
£1,750 per month\*

**Carter Jonas**

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## **SUNDERLAND AVENUE, OXFORD, OXFORDSHIRE, OX2 8DT**

- Hallway
- Living room
- Kitchen
- Two bedrooms
- Parking
- Family bathroom

### **THE PROPERTY**

This beautifully presented two-bedroom ground floor apartment, ideally situated less than a mile from Oxford Parkway. The property boasts a thoughtfully laid-out living space, leading into a modern kitchen.

The property features two spacious bedrooms, including one with built-in wardrobes providing ample storage, both leading to a family bathroom. The apartment also benefits from an allocated parking space, and communal gardens.

Available furnished from now for an initial 12 month term.

EPC Rating (C). Council Tax Band (D) (please see Oxford City Council Website for current cost)

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

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Zone (1) – Low.

At a rent of £1,750 per calendar month

Holding deposit of 1 week's rent £404

Security deposit of 5 weeks rent £2020

This two bedroom ground floor apartment is located less than a mile from Oxford Parkway. This property has recently had new flooring and window dressings and is available now.



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## ADDITIONAL INFORMATION

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

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Viewing Strictly by appointment

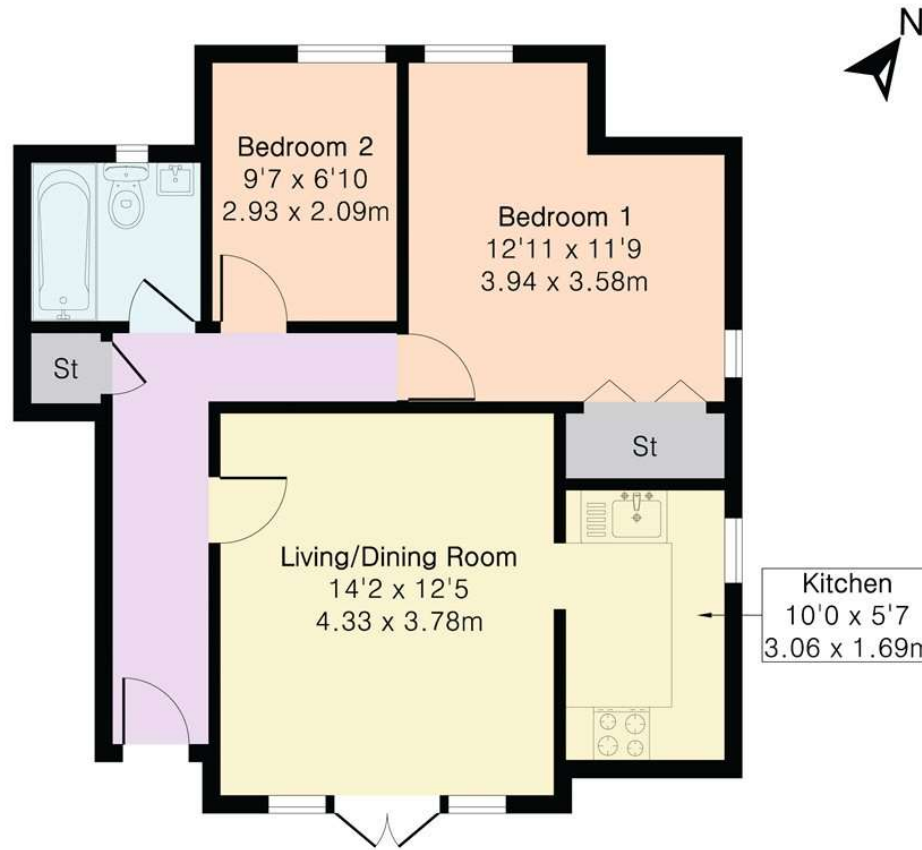
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Local Authority Oxford City Council - Council Tax Band D

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Approximate Gross Internal Area 599 sq ft - 56 sq m



Ground Floor



**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](http://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.

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