



**LINDEN COURT, HOLYOAKE ROAD, OX3**  
£1,900 per month\*

**Carter Jonas**

# LINDEN COURT, HOLYOAKE ROAD, HEADINGTON, OXFORD, OX3 8AS

- 2 bedrooms
- Open plan living
- 1 bathroom
- Courtyard
- Allocated parking for one car
- Furnished

## THE PROPERTY

Comprising: Sitting Room with wonderful double height ceiling, Dining Room, Kitchen, 2 Bedrooms, large landing suitable for a study space and Bathroom. Small Courtyard. Allocated parking for one car.

Tucked away in a small side road, with good access to Oxford city centre, schools, hospitals and local shops. Close to John Radcliffe hospital, Headington School, Rye St. Antony School, Oxford Brookes University and coach stops to central London, Heathrow and Gatwick airports, and buses to the city centre. Nearby, central Headington offers an array of restaurants, cafés and shops, and it is particularly well located, with easy access to the Oxford ring road, leading to the M40 London/Birmingham network

The property is available from 20th August on a furnished basis for a minimum 12 month tenancy.

A furnished modern, light and spacious mid terrace house just a short walk from Headington High Street.





The property is freehold with mains electric, gas and water.

Food zone 1: Very low risk of flooding.

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

Council tax band D

EPC Rating C

Holding deposit = 1 weeks rent of £438.00

Deposit is 5 weeks rent (1,900pcm = £2,192.00)

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	West Oxfordshire District Council - Council Tax Band D

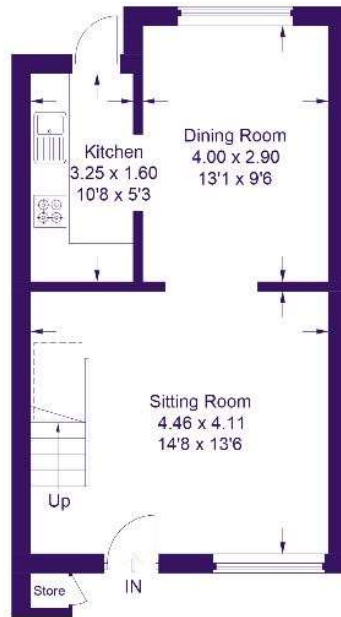




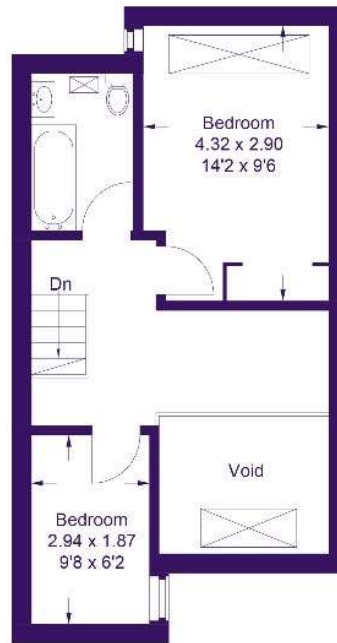
Approximate Gross Internal Area  
 Ground Floor = 37.8 sq m / 407 sq ft  
 First Floor (Excluding Void) = 32.9 sq m / 354 sq ft  
 Total = 70.7 sq m / 761 sq ft



= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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#### IMPORTANT INFORMATION

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