



MERRIVALE SQUARE, OXFORD, OX2

£2,250 per month*

Carter Jonas

MERRIVALE SQUARE, OXFORD, OX2

A well proportioned first floor apartment in this convenient city location overlooking the communal garden.

Accommodation consists: entrance hall, open plan living/dining room, kitchen, main bedroom with ensuite shower room, further double bedroom, main shower room. One allocated parking space and communal gardens.

Available furnished from late August or early September for an initial 12 month tenancy.

The property will be redecorated throughout prior to the start of the tenancy.

Mains gas, electricity and water are connected to the property.

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

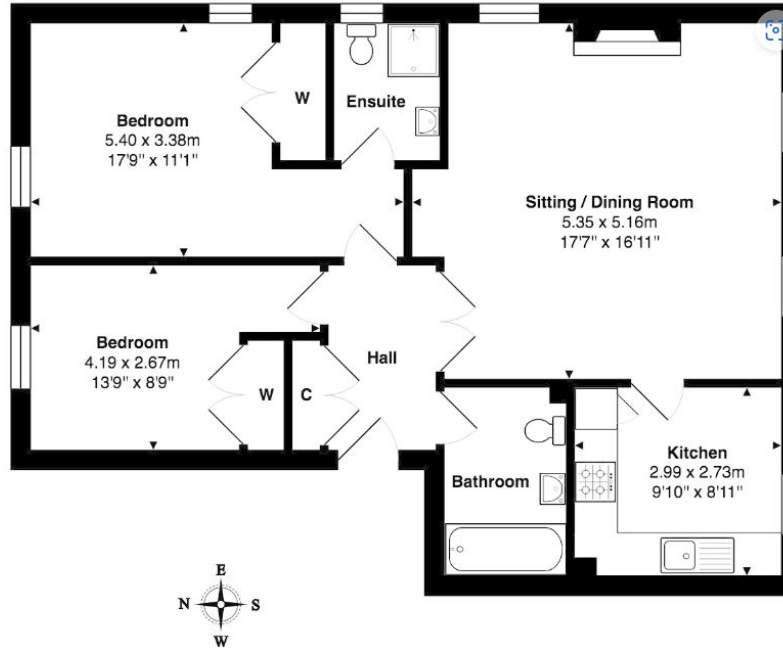
The property is Freehold.

Flood zone 1: Low risk

Holding deposit = 1 weeks rent of £519.00

- Council Tax = E
- Deposit Required = £2,596.00
- Minimum term 10 months
- 2 bedrooms
- 2 bathrooms
- first floor
- 1 reception
- furnished
- parking
- communal garden
- EPC = C

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



Approx. Gross Internal Area: 76.3 m² ... 821 ft²

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.



Oxford Lettings 01865 511444

oxford@carterjonas.co.uk

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



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.