



**SUNDERLAND AVENUE, OXFORD, OX2**  
£1,725 per month\*

**Carter Jonas**

# SUNDERLAND AVENUE, OXFORD, OX2

A two bedroom furnished apartment conveniently located on Sunderland Avenue.

Conveniently located on Sunderland Avenue, ideally located for access into the city centre (2.8 miles), the A34 and Parkway Rail station.

The apartment is located on the first floor and consists of two bedrooms; one double and a single. Modern bathroom with shower and bath. Open plan kitchen and living space with Juliet balcony. The kitchen includes white goods. (fridge/freezer, oven, hob and washing machine)

The property will come fully furnished and is available to move into from late October for a 12 month tenancy.

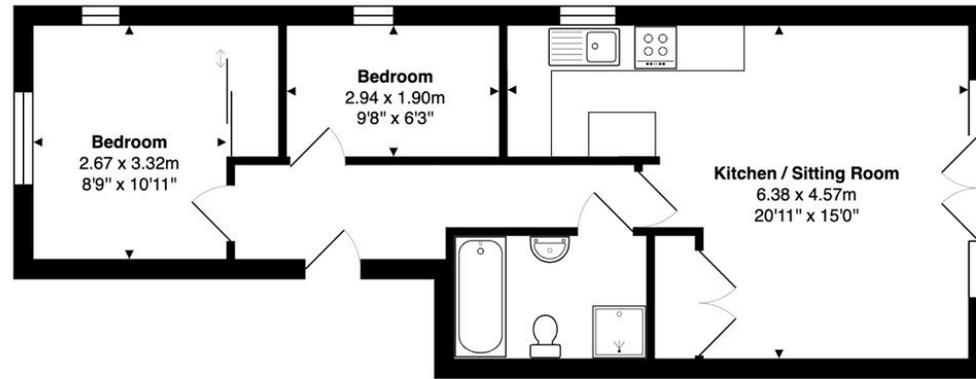
The property benefits from a large communal garden shared with only three other apartments and an allocated parking space.

Mains electricity, gas and water are connected to the property. Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk). The property is leasehold. Flood zone 1: Low risk

Holding deposit is one weeks rent = £369.00

- Council Tax = D
- Deposit Required = £1,990.00
- Long Let, Minimum term 12 months
- Two bedrooms
- Furnished
- Parking
- Communal garden
- Modern
- Convenient location
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	77	78
(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		



First Floor

### Approximate Gross Internal Area

Total Area: 51.2 m<sup>2</sup> ... 551 ft<sup>2</sup>



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.  
Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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