



**GRANDPONT PLACE, LONGFORD CLOSE, OX1**  
£1,700 per month\*

**Carter Jonas**

# GRANDPONT PLACE, LONGFORD CLOSE, OX1

A modern first floor apartment situated within easy walking distance to the city centre amenities. This property benefits from a newly fitted kitchen and bathroom.

Comprising : Entrance hall, reception room, kitchen, 2 bedrooms, bathroom, allocated parking for one car and communal grounds.

Available early January 2025 on an unfurnished basis for a minimum tenancy term of 12 months.

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](http://checker.ofcom.org.uk)

The property is leasehold. Flood zone 2: Medium risk. Council tax band: D please check current costs with Oxford city council.

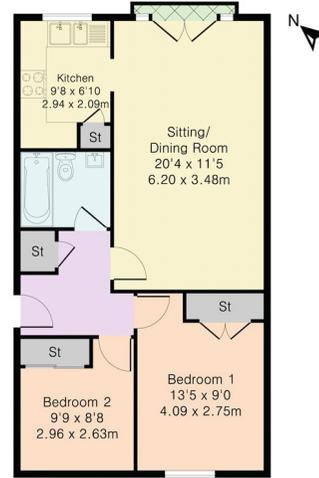
EPC rating: C

Holding deposit = 1 weeks rent of £392

- Council Tax = D
- Deposit Required = £1961.00
- Long Let, Minimum term 12 months
- 2 Bedrooms
- 1 bathroom
- Reception room
- Newly fitted kitchen
- first floor
- unfurnished
- allocated parking
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	81
(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	

Approximate Gross Internal Area 631 sq ft - 59 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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