



**EATON COURT, WATER EATON ROAD, OX2**  
£1,400 per month\*

**Carter Jonas**

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# EATON COURT, WATER EATON ROAD, OXFORD, OX2 7QT

A first floor apartment situated in the desirable North of Oxford set by the River Thames with river views and riverside walking routes.

- First floor
- Furnished
- 2 bedrooms
- 1 reception
- 1 bathroom
- Parking for 1

## THE PROPERTY

Bright living room with large floor to ceiling window providing plenty of natural light. Modern galley kitchen with appliances and ample cupboard space. Two bedrooms; one double and a single (please note there is no bed in bedroom 2). Bathroom with shower over bath.

Available from 16th April 2025 for a long term tenancy with an initial 12 month term. The property is offered furnished.

Pets are not permitted. Mains gas, electricity, water and drainage. Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Flood Zone (1) – Low Risk.

Council Tax Band C (see Oxford City Council for current costs)

EPC - C

Holding deposit = 1 weeks rent of £323.00

Deposit is 5 weeks rent (£1,400 pcm = £1,615.00 deposit)



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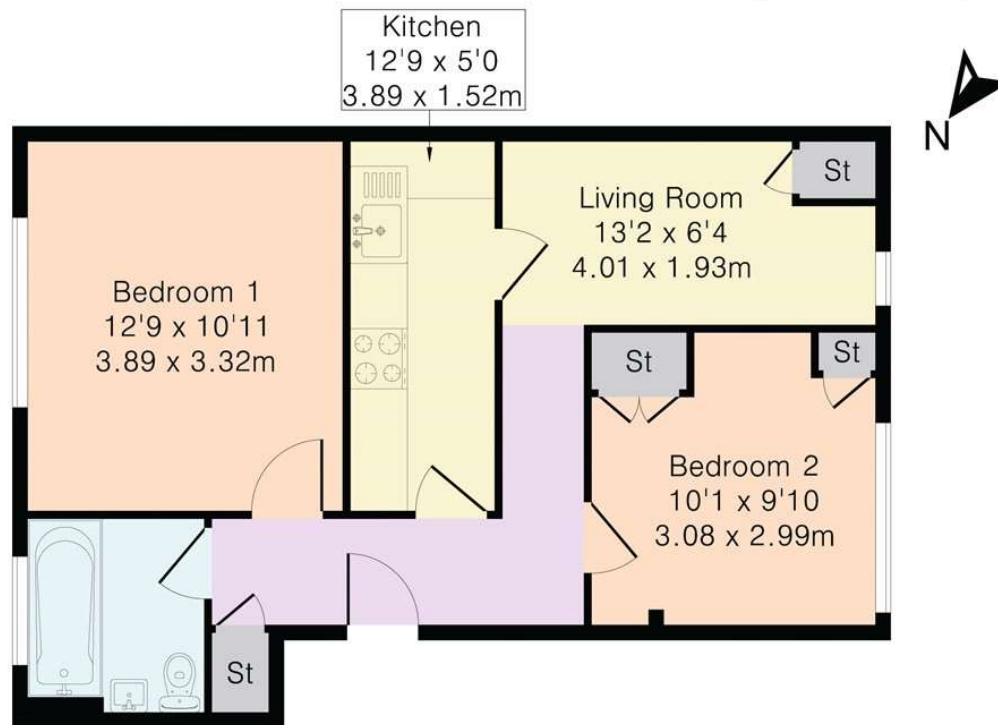
## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Oxford City Council - Council Tax Band C

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## Approximate Gross Internal Area 514 sq ft - 48 sq m



First 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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