



## 120A Marlborough Road, Grandpont, Oxford, OX1 4LS

Property Type: One-bedroom furnished apartment.

Location: Excellent City Centre location with convenient access to Oxford's shops, restaurants, transport links, and university facilities.

Key Features:

Bedroom: One double bedroom furnished to a high standard.

Living Space: Modern and stylish accommodation throughout.

Kitchen: Contemporary fitted kitchen with shaker-style units and granite work surfaces.

Integrated Appliances:

Fridge

Washer/dryer

Brushed steel oven

Hob

Bathroom: Modern bathroom with white suite and chrome fittings.

Additional Features:

- 1 Bedroom
- 1 Reception
- South Oxford
- Furnished Property
- Flat
- Medium Sized Garden
- Band A £1156.99
- No Parking Available
- Pets Considered
- TOM

**£1,400 PCM**

## GROUND FLOOR

APPROX. 30.0 SQ. METRES (322.7 SQ. FEET)



TOTAL AREA: APPROX. 30.0 SQ. METRES (322.7 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		78	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		80	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	