



The Property

Delightful second floor double studio apartment located within a short walk of the city centre in highly desirable Jericho.

This excellent pied-à-terre has been thoughtfully designed to create a modern and stylish apartment with spacious open plan studio room and views over green playing fields through panoramic windows. The kitchen is compact but well equipped and partitioned away from the main living and bedroom area. The shower room is modern and stylish.

The apartment is situated just off the main street running through the heart of Jericho with its trendy bars and restaurants as well as being only a short walk from the city centre, Said Business School, central University buildings and the railway station.

Bike storage areas can be found within the gated development. Although there is no parking space available with this property, there is meter parking right outside.

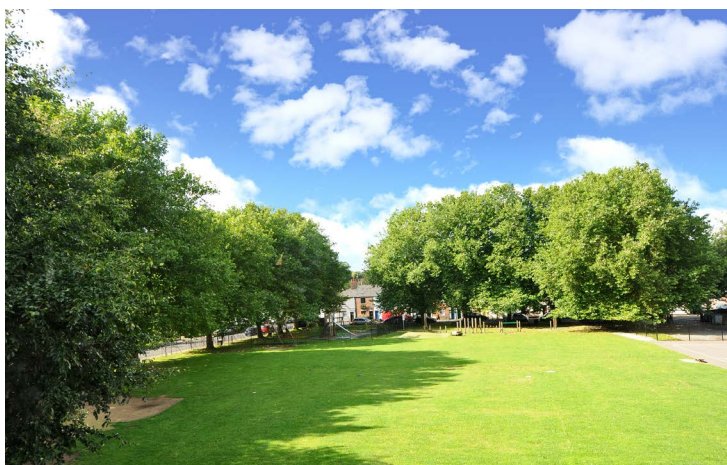
The Area

Jericho has long been described as the Bohemian area of Oxford and is favoured by academics, artists and connoisseurs of fine food and wine. It has many boutique shops and the narrow streets are lined with terraced town cottages and larger houses dating back to the 19c. Many of these properties have been refurbished and are now flats of great character.

Originally an industrial area Jericho grew because of the presence of the Oxford Canal, which arrived in 1790. The Eagle Ironworks, wharves and the Oxford University Press are all based there alongside the Old Radcliffe Infirmary.

Thomas Hardy's *Jude the Obscure* has a scene set in St Barnabas Church, and it is possible that the suburb nicknamed 'Beersheba' in the novel is actually Jericho. As a homage to Hardy, in 1996, one of Jericho's pubs was renamed Jude the Obscure. The first episode of the long running ITV drama series "Inspector Morse", called "The Dead of Jericho", was partially filmed here, notably Combe Road (which is 'Canal Reach' in the drama). It also featured the exterior of the 'Bookbinders Arms' pub on the corner of Victor Street.





Key Features

Property Type:	Double Studio	Number of Guests	2
Double Bedrooms	1	Single Bedrooms	0
Twin Bedrooms	0	Other Bedroom Type	No
Bathrooms	0	Shower Rooms	1
Under 12's allowed	Yes	Under 2's allowed	Yes
Parking	No	Gated Entrance	Yes
Floor Level	2	Lift	No
Telephone	Yes	Internet Connection	Yes
SKY/Cable TV	No	Freeview TV	Yes
Garden	No	Balcony	No
Dishwasher	Yes	Washing Machine	Yes (Combined)
Tumble Dryer	Yes (Combined)	Drying Rack	No
Grading	Platinum	Management	rightonstay Managed

Serviced Accommodation

All rightonstay properties are fully furnished and fully equipped. The weekly rental rates listed below include a once weekly linen and towel change, a weekly freshen up cleaning service, heating, lighting, water, electricity, council tax, television license and a complimentary welcome pack on arrival. Additional housekeeping services may be booked with your lettings consultant.

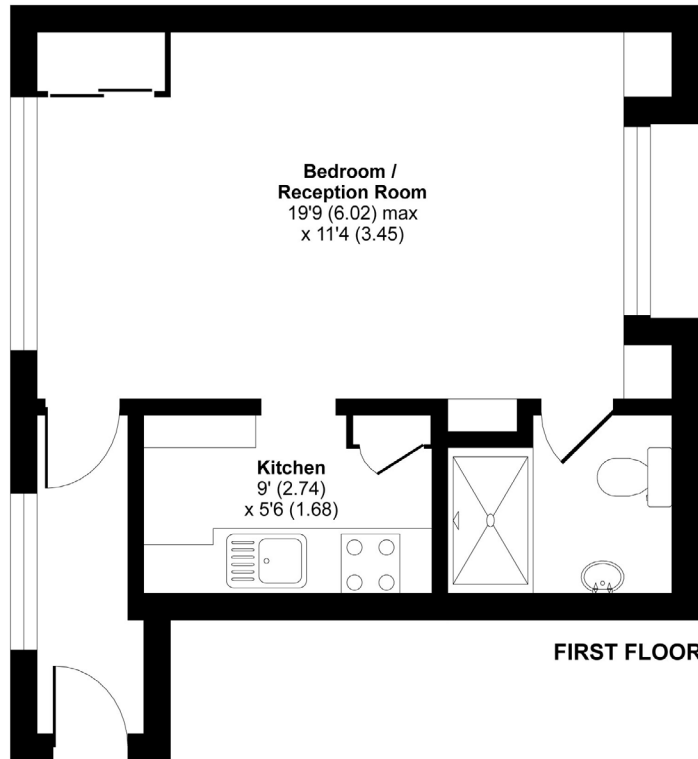
Rental Rates

1 - 2 week lets (7-13 nights)	£742 per week	(£106 per night)
2 - 5 week lets (14-34 nights)	£721 per week	(£103 per night)
5 - 13 week lets (35-90 nights)	£700 per week	(£100 per night)
13 - 26 week lets (91-182 nights)	£665 per week	(£95 per night)
26 week + Lets (6 months +)	£532 per week	(£76 per night)

Tariffs are quoted per property, not per person. Minimum rental 1 week (7 nights). Longer term lets are available at this property, please ask your lettings consultant for more information

King Street, Oxford, OX2

APPROX. GROSS INTERNAL FLOOR AREA 347 SQ FT 32.2 SQ METRES



Energy Performance Certificate



Flat 18 Guy Court
King Street

Dwelling type: Top-floor flat
Date of assessment: 27 October 2008
Date of certificate: 27 October 2008
Reference number: 9353-2833-6400-0328-0115
Total floor area: 30 m²

OXFORD
OX2 6DB

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	299 kWh/m ² per year	252 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.2 tonnes per year
Lighting	£26 per year	£13 per year
Heating	£218 per year	£196 per year
Hot water	£54 per year	£54 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

In accordance with the Property Mis-description Act 1991, the following details have been prepared in good faith, they are not intended to constitute part of an offer of contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

rightonstay

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