



## 165-167 Botley Road (Room 1), Oxford, OX2 0HB

3 double rooms available in a large first floor apartment available to PROFESSIONAL sharers.

The property is located entirely on the first floor and all 5 double bedrooms are fully furnished allowing plenty of private space.

The social spaces are ample with a large kitchen and separate living area. There are also 2 full bathrooms helping the property remain practical.

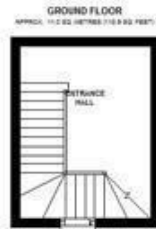
Located on the Botley Road, walking to all colleges is practical, transport links to Oxford Brookes via the bus are efficient and regular and access to the train station is even simpler. There is also parking on a small driveway on the side of the property.

A complete video of the property is available on request.

The advertised rent includes council tax payments and all utility bills.

- 1 Bedroom
- 1 Reception
- 2 Bathrooms
- Botley
- Furnished Property
- Flat

**£725 PCM**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		58	71
		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		48	66
		EU Directive 2002/91/EC	