



79a Magdalen Road, Cowley, Oxford, Oxfordshire, OX4 1RE

Property Type: Modern one-bedroom apartment.

Location: Prime Cowley location, within walking distance of Oxford City Centre and local amenities.

Key Features:

Bedrooms: Spacious double bedroom.

Living Space: Bright open-plan lounge and kitchen area.

Kitchen: Modern fitted kitchen with contemporary finishes.

Bathroom: Stylish modern bathroom suite.

Entrance: Ground floor entrance hallway with stairs leading to the first-floor apartment.

Furnishing: Offered unfurnished, allowing flexibility to personalise the space.

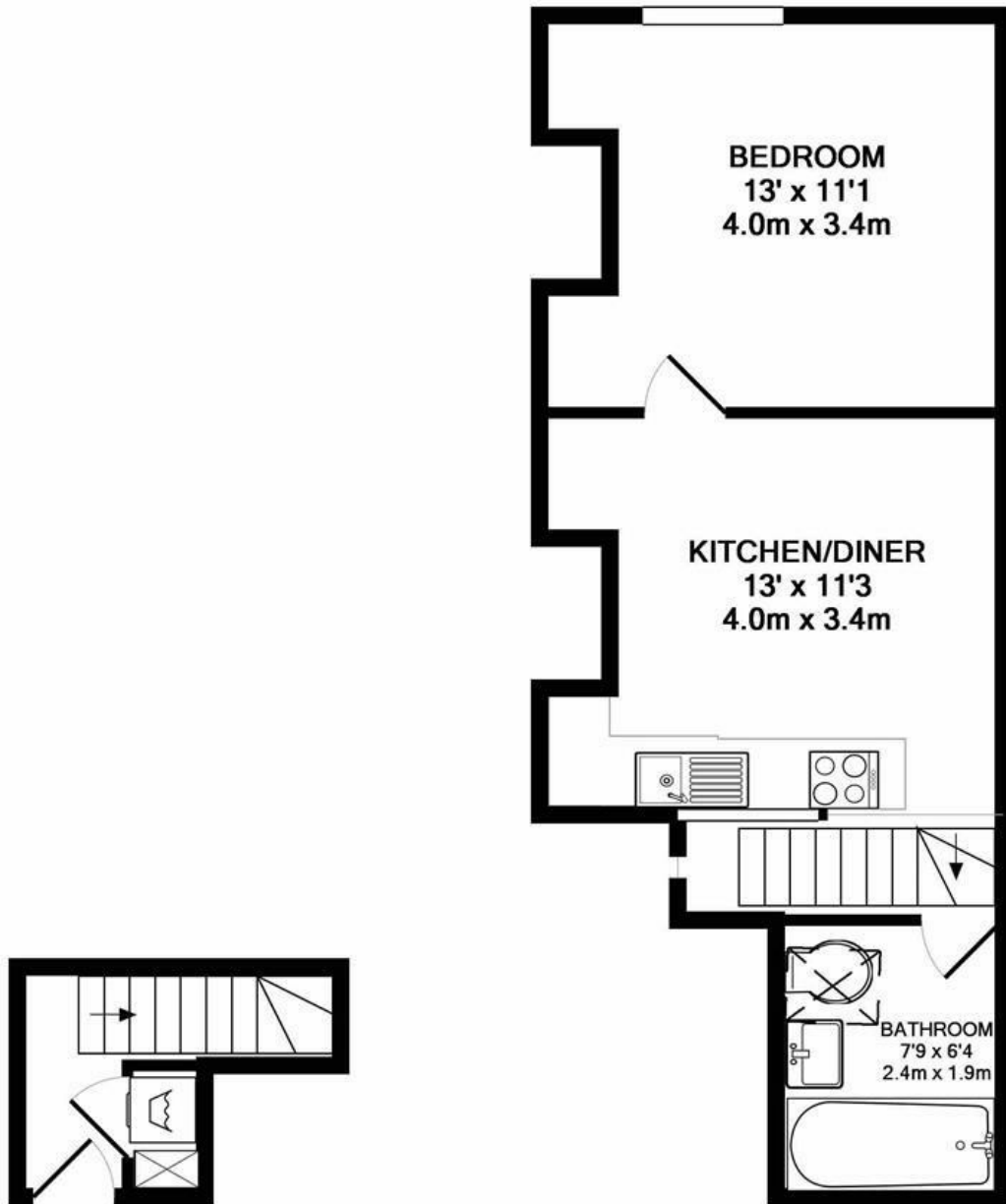
Suitability: Ideal for a professional single occupant or couple.

Excellent Location Close To:

Oxford City Centre

- Flat
- 1 Bedroom
- Unfurnished Property
- 1 Bathroom
- Living room/ Kitchen
- Ideal for singles/couples

£1,365 PCM



ENTRANCE FLOOR
APPROX. FLOOR
AREA 44 SQ.FT.
(4.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 395 SQ.FT. (36.7 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	