



## 39 Riverside Court West Way, Oxford, Oxfordshire, OX2 0FL

Perfectly presented 2 bedroom property available.

The property is newly furnished and consists of large open plan living area and kitchen featuring all mod cons. The double bedroom is accompanied by a beautiful bathroom and the property offers a private balcony.

Outside of the main building is allocated parking and bike storage along with a communal garden.

The photos which accompany this advert are for illustrative purposes only however the final product will be to the same standard.

Viewings highly advised.

- Modern
- Built in kitchen appliances
- Parking

**£1,675**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59	59	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		