



## 44 Venneit Close, Roger Dudman Way, Oxford, OX1 1HY

Excellent ground floor furnished Apartment \*\*WILL BE NEWLY DECORATED and HAVE NEW KITCHEN FLOORING BEFORE START OF TENANCY APRIL 2026\*\*

Two spacious double bedrooms

Fully fitted kitchen

Comfortable lounge area

Modern bathroom plus an additional shower room

10-minute walk to Said Business School

10-minute walk to the Train Station and Oxford City Centre

10-minute walk to Jericho in the opposite direction

- 2 Bedrooms
- 1 Receptions
- 1 Bathroom
- Oxford City Centre
- Furnished Property
- Flat
- Communal
- Band D

**£1,800 PCM**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>			