



## 83 Walton Street - Studio (GF), Oxford, OX2 6EA

Located on the desirable Walton Street, this ground-floor studio apartment is set in the heart of Jericho, designed with City Centre chic in mind. Finished to a high specification, the property boasts contemporary fittings, modern appliances, and a private garden, offering both style and convenience in a prime location.

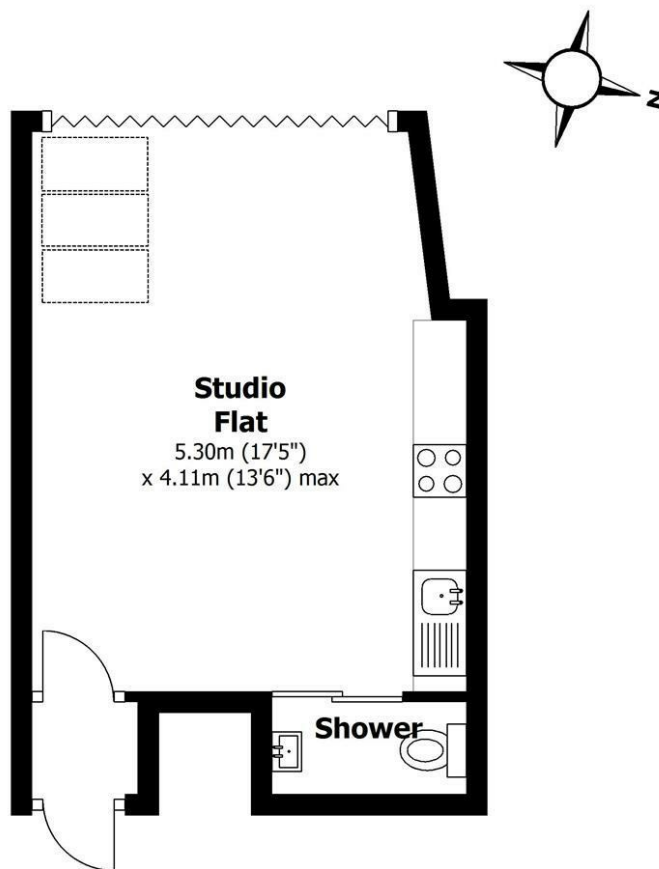
### Key Features

Spacious open-plan layout – kitchen, living, and bedroom area combined  
 Contemporary design – modern furniture and stylish lighting  
 High-end appliances – Siemens slim-line dishwasher, washer/dryer, induction hob, fridge/freezer, and combination oven/microwave  
 Neutral décor – bright and elegant interior with brushed stainless steel electrical fittings  
 Luxury wet room – monsoon shower with premium fixtures and fittings  
 Private garden – a rare and valuable outdoor space  
 Prime location – situated in the heart of Jericho, with excellent access to the City Centre  
 Perfect for professionals or city dwellers looking for modern, stylish living in a sought-after Oxford location.

Managed by NOPS – the landlord is also the owner of NOPS.

- 1 Bedroom
- 1 Bathroom
- Jericho
- Furnished Property
- Studio
- Small Garden
- No Parking Available

**£1,550 PCM**




## Floor Area

Approx. 23.7 sq. metres (255.6 sq. feet)

This floor plan is for illustrative purposes only and provides an outline representation of the property only.

Produced for North Oxford Property Services.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C		72	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			97
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	