



Flat 1 78a St Clements Street, OXFORD, Oxfordshire, OX4 1AW

ONE BEDROOM BASEMENT APARTMENT

St Clements Street, within walking distance to the city centre and major transport links.

PART FURNISHED- bed and white goods provided

1 double bedroom, with views over the rear garden.

Kitchen: Open-plan, fully fitted kitchen with integrated appliances.

Shower Room: Modern shower room.

Heating: Gas central heating.

Windows: Double glazing throughout for improved energy efficiency and noise reduction.

Outdoor Space: Gated rear communal garden, including bicycle and bin storage.

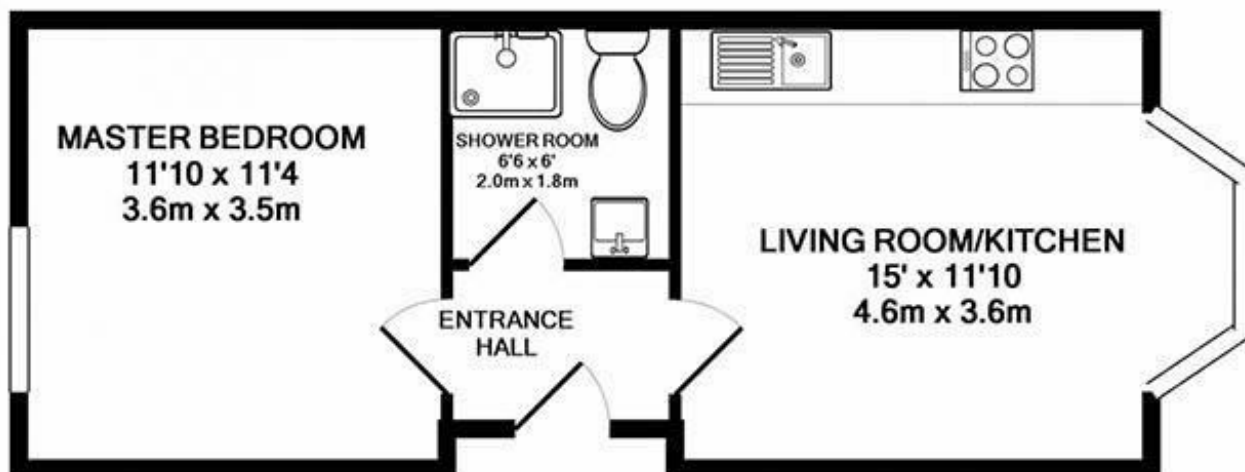
Additional Features: Secure entry to the property, ideal for professionals and couples.

NO PARKING AVAILABLE (or street parking permits)

This modern one-bedroom BASEMENT apartment, located on St Clements Street, offers a perfect blend of convenience and comfort, with the city centre and transport links just a short walk away. The apartment features an open-plan kitchen with appliances, a well-sized double bedroom overlooking a tranquil rear garden, and a contemporary shower room. With the added benefits of gas central heating, double glazing, and a gated communal garden with bicycle and bin storage, this property presents an excellent opportunity for those seeking a low-maintenance, city-close home.

- 1 bedroom basement flat in St Clements
- Gas central heating
- 1 Bedroom
- 1 Bathroom
- Rear shared garden
- Great location

£1,375 PCM



ST CLEMENTS, EAST OXFORD
TOTAL APPROX. FLOOR AREA 362 SQ.FT. (33.7 SQ.M.)
Made with Metropix ©2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		