



## Room 3 3 Jean Marguerite Court, 6 Brook Street, Oxford, OX1 4JT

TO LET: Double Room in 3-Bed Flat – \*\*\*Utilities & Council Tax Included\*\*\*

Key Features:

Riverside location near Folly Bridge

Short walk/bike to the City Centre

3 furnished double bedrooms (bed, wardrobe, drawers, desk & chair)

Spacious, furnished living room with sofas, dining table & balcony

Well-presented bathroom

Sheltered bike storage

- OXFORD CITY CENTRE
- HOUSE SHARE
- 1 RECEPTION
- 1 BATHROOM
- 1 KITCHEN
- NO PARKING

**£925 Per Month**



Total area: approx: 70.1 sq. metres (754.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>54</b>	<b>69</b>
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>37</b>	<b>53</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	