



## Room 7 1A Little Clarendon St, Oxford, OX1 2HP

Property Type: Single room available in a shared city-centre property.

Location: Prime St Giles/Jericho location, within easy reach of Oxford City Centre, cafés, restaurants, and local amenities.

### Key Features:

Bills: All utilities, council tax, and Wi-Fi included within the rent.

Bedroom: Furnished second-floor single room with built-in wardrobe space.

Kitchen: Access to two stylish fully fitted communal kitchens.

Bathrooms: Two shared bathrooms available for residents.

Laundry Facilities: Communal laundry room with two washing machines and one tumble dryer.

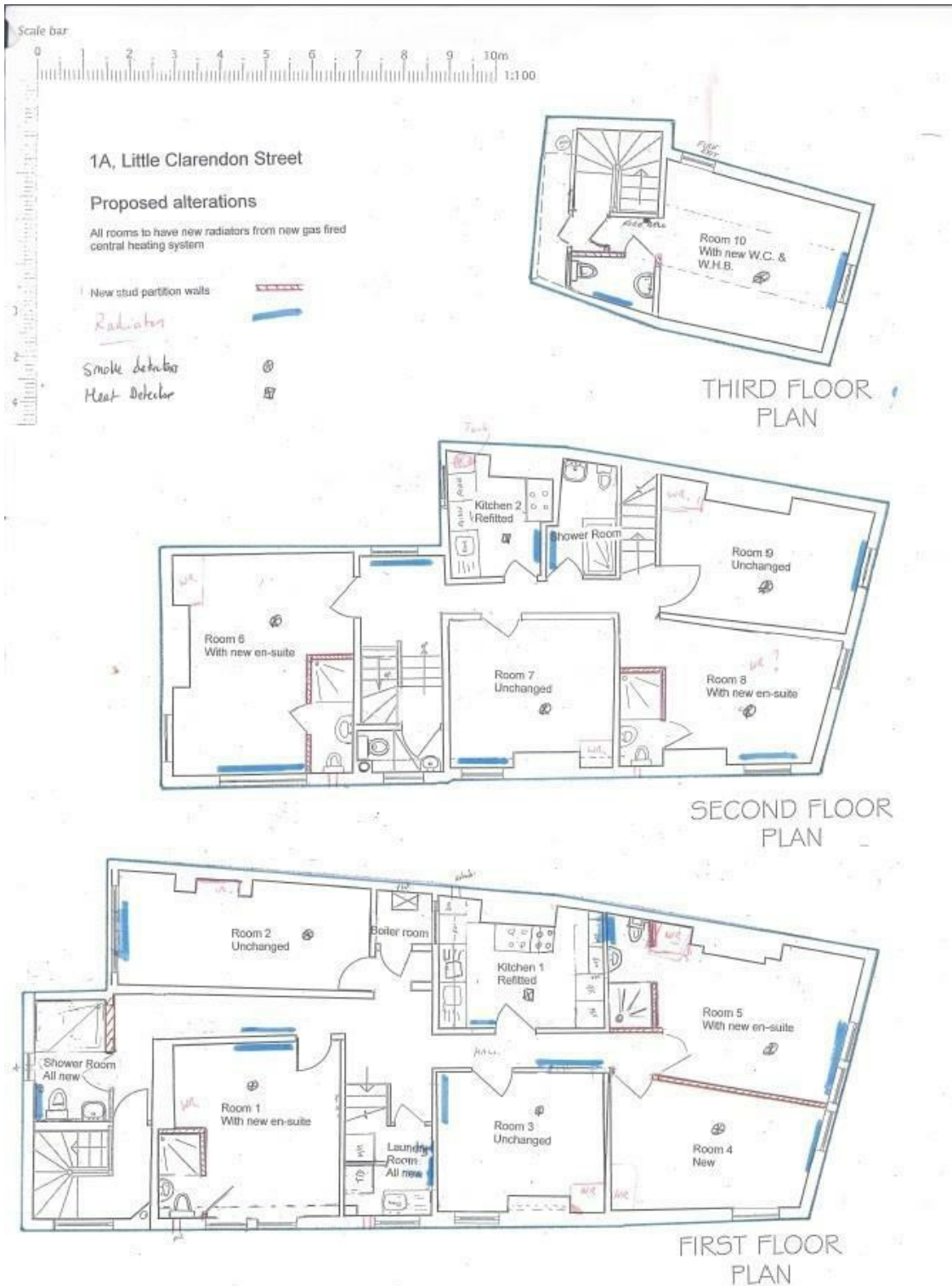
Internet: Broadband Wi-Fi included.

Occupancy: Suitable for a single professional occupant only.

Room 7 is a well-presented furnished single room located on the second floor of a substantial property in the highly sought-after St Giles and Jericho area of Oxford. Offering comfortable and practical accommodation, the property

- ROOM IN SHARED BUILDING
- ALL UTILITIES, COUNCIL TAX and WIFI INCLUDED
- OXFORD CITY CENTRE
- FURNISHED
- NO PARKING AVAILABLE

**£795 PCM**



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>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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