



## 1 Hayfield Road, Oxford, OX2 6TX

Type: Ground Floor Flat

Location: Canal-side with shared garden access

Bedrooms: 2 (1 Double, 1 Single)

Living Room: Open plan with kitchen

Bathroom: 1

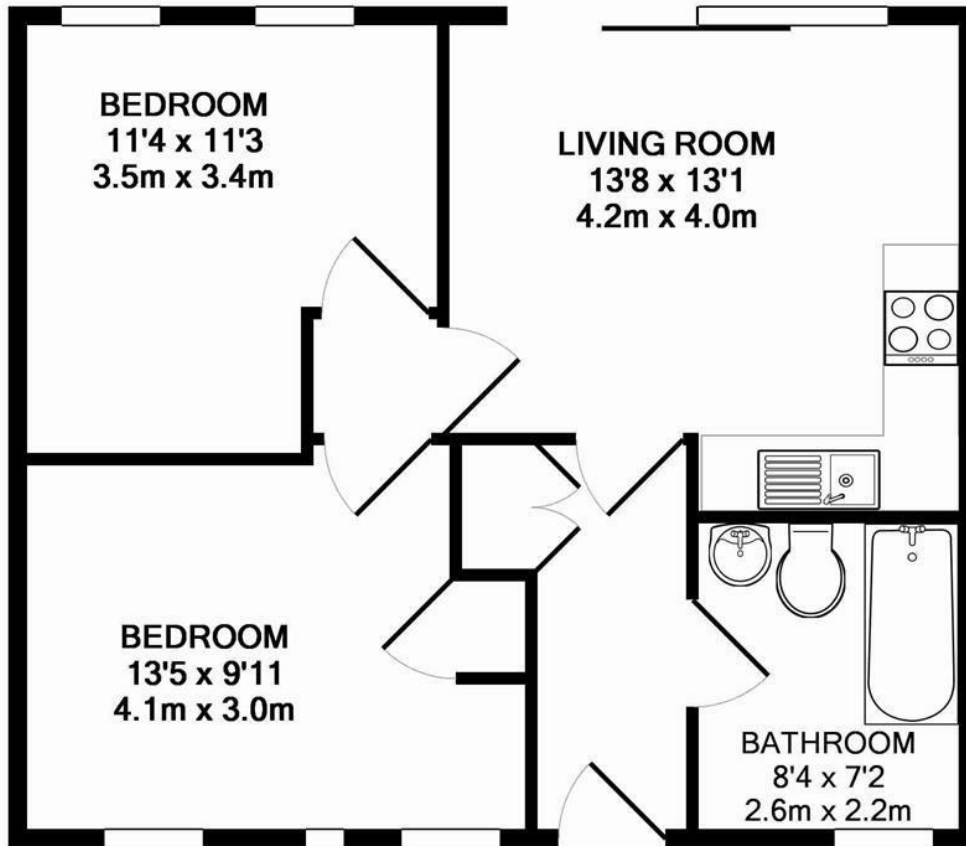
Furnishings: Fully furnished

Garden: Large shared garden, accessible via French doors, leading down to the canal

Council Tax Band: C

- 2 Bedrooms
- 1 Reception
- 1 Bathroom
- North Oxford
- Furnished Property
- Flat
- No Parking Available

**£1,950 PCM**



TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.3 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	82
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			
(81-91) B			
(69-80) C			
(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			