



**LARK HILL, OXFORD, OX2**  
£3,300 per month\*

**Carter Jonas**

# LARK HILL, OXFORD, OX2

A flexible family home situated in an excellent location in the Oxford Waterways development with accommodation over 3 levels.

The property benefits from a light and spacious layout.

Accommodation comprising: Entrance hall, sitting room, good size open plan kitchen/breakfast room. Utility room and cloak room. 1st Floor: Principle bedroom with en suite, one further reception room or could be used as a 4th bedroom. 2nd Floor: two bedrooms and main family bathroom. Available 9th December for an initial 12 month term on an Unfurnished basis.

EPC Rating: C

Council Tax Band : G - Oxford City Council

Mains gas, electricity and water are connected to the property.

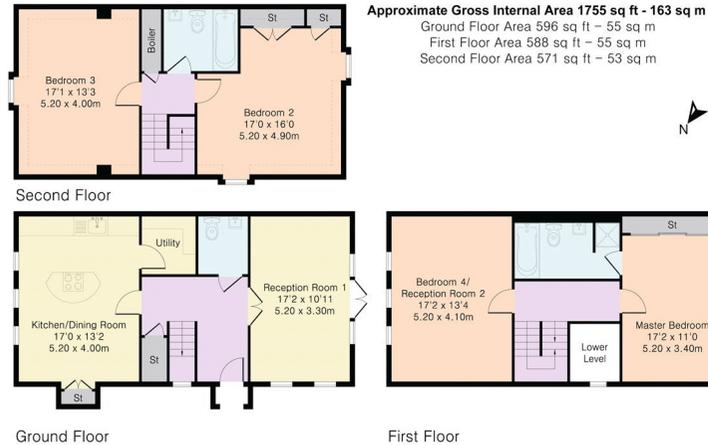
Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

The property is Freehold.

Flood zone 1: Low risk

Holding deposit = 1 weeks rent of £661.00

Deposit is 5 weeks rent £3807



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 78                      | 80        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

- Council Tax Band = G
- Deposit Required = £3,807.69
- Long Let, Minimum term 12 months
- 4 Bedrooms
- 2 receptions
- 2 bathrooms
- Parking
- Garden
- Unfurnished
- Long term

• EPC = C

Oxford Lettings 01865 511444

[oxfordresilettings@carterjonas.co.uk](mailto:oxfordresilettings@carterjonas.co.uk)

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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