



WATER EATON, OXFORD, OX2
£2,250 per month*

Carter Jonas

2 MINNA FRANCES CLOSE, WATER EATON, OXFORD, OXFORDSHIRE, OX2 8HF

Brand new three bedroom property located on the
Priory Grove Development.

- Brand New
- 3 Bedrooms
- Driveway Parking
- EV Charger
- Excellent Transport Links
- Solar Panels

THE PROPERTY

Ground floor: Kitchen with fitted appliances and free standing Fridge Freezer. Living room with dual aspect windows and french doors to garden. W/C located off hallway. Benefits from underfloor heating.

First floor, primary bedroom with en suite. Double bedroom and spacious single bedroom, family bathroom with shower over bath. The first floor benefits from radiators.

Large rear garden with lawn and patio for alfresco dining. The garden boasts a bike store and also contains an air source heat pump. Driveway parking with EV charger and bin store.

The property comes unfurnished but will contain curtains/blinds and lampshades throughout. Available from February for a minimum tenancy term of 12 months.

Priory Grove has been thoughtfully designed with sustainability and making a positive impact on the environment in mind. All the houses feature integrated PV solar panels and Electric Vehicle charging points.

Located in a prime location in North Oxford. Built in a contemporary style and utilising the latest building technology, including air source heat pumps, EV car charging points and PV solar panels throughout.



Families are well served by amenities close by in Summertown, Kidlington or Oxford City, also on the doorstep are numerous well regarded schools. Oxford Parkway located 0.8 miles away.

No access to Loft. Mains electricity, water and drainage. Electric air source heat pump.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Risk - Very low risk

ADDITIONAL INFORMATION

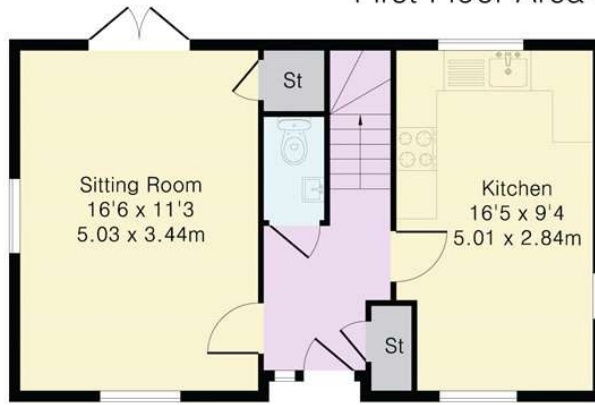
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Oxford City Council - Council Tax Band



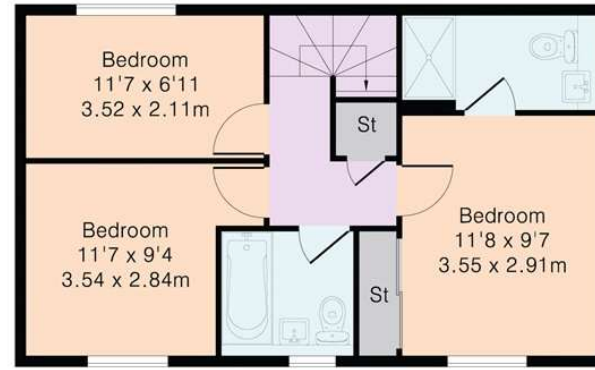
Approximate Gross Internal Area 912 sq ft - 85 sq m

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 459 sq ft – 43 sq m



Ground Floor



First Floor



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordresilettings@carterjonas.co.uk

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