



**WATERMANS REACH, BROOK STREET, OX1**

£1,695 per month\*

**Carter Jonas**

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# **WATERMANS REACH, BROOK STREET, OXFORD, OXFORDSHIRE, OX1 4LQ**

**A two bedroom flat in the city centre with use of communal garden and views of the river.**

- 2 Bedrooms
- Reception Room
- Bathroom
- Kitchen
- Communal Garden
- Parking
- Furnished
- EPC C

## **THE PROPERTY**

Comprising: Entrance hall, reception room with doors leading to private decking area, fitted kitchen, master bedroom, bathroom and 2nd bedroom. Wooden floors throughout. The property benefits from a parking space.

Available on a furnished basis from mid August 2025 to the end of September 2026

Council Tax Band D. EPC Rating C

Flood Zone 1: Low probability of flooding.

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](https://checker.ofcom.org.uk).

Holding deposit = 1 weeks rent of £391.00

Deposit is 5 weeks rent (£1695 pcm = £1,955.00 deposit)



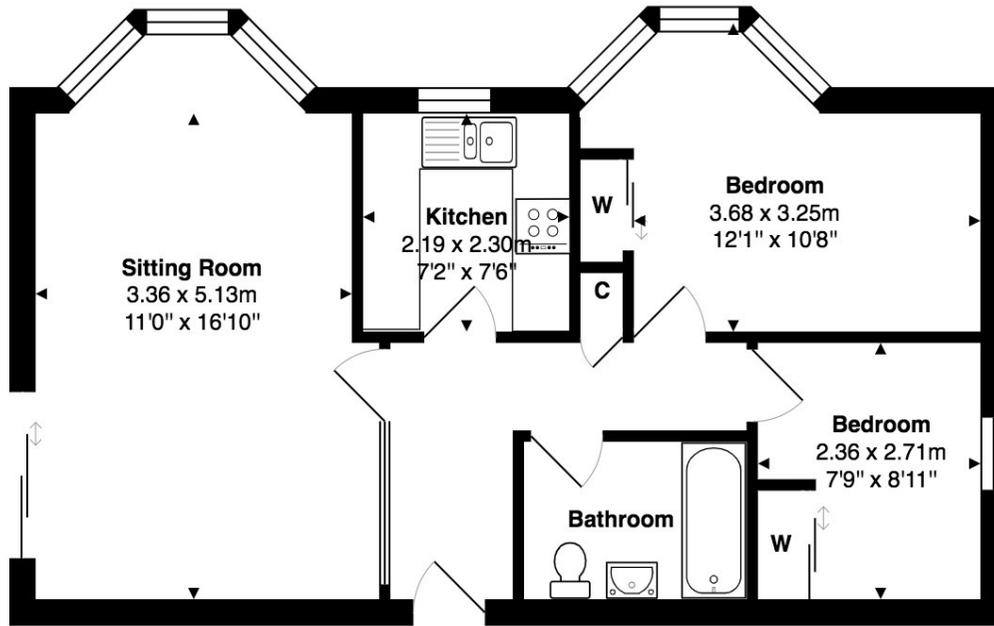
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## ADDITIONAL INFORMATION

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 D

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Approx. Gross Internal Area: 54.3 m<sup>2</sup> ... 584 ft<sup>2</sup>

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. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

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**IMPORTANT INFORMATION**

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