



# Short-lets Process for Tenants



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## A Brief Introduction...

The ancient golden buildings of Oxford's famous universities create a wonderful atmosphere throughout this beautiful city. The dreaming spires, hushed libraries and quaint historic streets contribute to the unique atmosphere of the place and visiting here a genuine delight.

OxfordShortlets serviced accommodation offers a wide variety of quality, fully furnished and equipped properties from studio apartments to stylish and contemporary penthouse suites. Whether you are visiting Oxford for business or leisure, our accommodation offers an affordable alternative to staying in a hotel.

OxfordShortlets accommodation gives you:

- Choice from a wide range of quality properties
- Fully equipped, quality accommodation
- More space and flexibility than a hotel room
- The freedom to come and go as you please
- The freedom to entertain guests in a home environment
- The ability to relocate with confidence

### Planning your Stay

The wide range of properties available means that we can cater for both holiday and business needs.

For the business traveller, we provide a home away from home. All our accommodation is fully furnished and equipped, most with digital TV and all with broadband access. We insist on a very high specification for equipment so that you can be confident that everything is in perfect working order. Beds are chosen for maximum comfort and mainly supplied with Egyptian cotton bed linen.

For leisure travellers, we provide a restful place to return to after a hectic day out. By staying in an apartment, cottage or house rather than a hotel room, you will not only have more space to relax in, but enjoy being part of the Oxfordshire community.

### Duration

A short-let stay is anything from one week up to six months.

### Serviced

All properties are fully serviced, which include a weekly linen and towel change which makes your stay even more comfortable, cleaning can be requested at an additional charge of £23.50 per hour.

## **Gradings**

All of our properties are graded and given either a bronze, silver or gold rating.

The attributes used for grading are based on a comprehensive appraisal of the property taking into account facilities, location and environment. On completion of the grading process the overall percentage is calculated. Properties graded at less than 60% are not accepted.

Bronze rated properties offer excellent value for money, but more basic facilities than Silver or Gold rated properties. A Bronze Property meets our high standards of comfort, furnishings and fittings. The silver standard exceeds our high standards of comfort and the Gold standard properties furnishings and linens are of an excellent standard giving the properties a 'five star hotel' feel.

## **The Short-Lets Process....**

### **Choose Dates**

The first step is to choose your travel dates; we will need the exact arrival and departure dates to check availability. The minimum let is 1 week, which can start on any day of the week. Please note that Sunday arrivals and departures incur a surcharge of £30.00 each.

### **Provide us with additional information**

Further details will be required, which include the number of occupants, and whether broadband and parking facilities are required.

It is important that you provide us with as much information as possible, so that we can search properties we currently have available and match them to your criteria.

### **Property Search**

We will send across a list of available and suitable properties to match your requirements. We do not carry out viewings as our guests are often in the properties for a short-term basis and do not wish to be interrupted during their stay. To overcome this, we have an extensive portfolio of pictures and floor plans on our website.

### **Paperwork**

To proceed with booking a property we will send you a booking form to complete, this will have further details on the costs involved and note the exact dates of stay.

All funds are payable upfront, as we do not carry out credit checks:

30% rental and £30.00 booking fee is payable upfront, the remaining 70% of the rental is payable 8 weeks before move-in, and the security deposit (refundable) is due one week before arrival. If the booking starts sooner than the eight weeks, the full rental and booking fee would be payable immediately and the security deposit one week before arrival.

On receipt of payment, booking confirmation will be sent to you, advising the full property address and arrival details. You will then need to call and arrange an arrival time; check in is

between the hours of 3.00pm and 6.00pm. It may be possible to arrange a check-in out of these hours incurring an additional charge where available.

### **Collection of keys**

On the move in date, either the landlord or a member of staff from OxfordShortlets will meet you at the property, when you will be shown round, any questions will be answered and keys will be handed over.

### **Departure Details**

Checkout is by 10.00am on the final day and you will be advised where to leave keys.

### **Refund of security Deposit**

The security deposit will be refunded within 7 days of departure, minus any deductions for breakages, cleaning and phone usage where applicable.

## Oxford Rental Guide

*Rates are shown as average weekly rates*

### City Centre

Studio	1 Bed	2 Bed	3 Bed
£399- £450	£500- £625	£650-£825	£850-950
<p>Central Oxford is roughly bounded by the Oxford canal to the West, the river Cherwell to the East, Christ Church Meadow to the South and St Giles to the north.</p> <p>The area includes most of the colleges, university administration buildings and libraries, the main shopping thoroughfares and notable landmarks (Radcliffe Camera, The Bodleian Library etc). It also includes a substantial student population living in halls of residence. Those determined to live right in the heart of things will struggle to find accommodation. Accommodation is hard to come across, and those who live here will be paying a premium.</p>			
Bus/ Travel info	The Airline, Oxford Heathrow/ Gatwick. Oxford Express Oxford/ London. Oxford Rail Station.		

### Central North Oxford

Studio	1 Bed	2 Bed	3 Bed
£399- £450	£500- £625	£650-£825	£850-950
<p>Central North Oxford, between the city centre and Summertown, contains some of the most sought-after property in the city. Banbury Road and Woodstock Road are the main thoroughfares in an area of wide tree-lined roads and large Victorian Gothic-style detached and semi-detached houses with substantial gardens front and back (the North Oxford Victorian Suburb conservation area).</p> <p>It's a definite attraction for parents and being close by can add 20 per cent to prices.</p>			
Bus/ Travel info	Water Eaton Park & Ride Cutteslowe- City Centre. Pear Tree Park & Ride Wolvercote to City Centre.		

## Jericho & The Waterways

Studio	1 Bed	2 Bed	3 Bed
£475-£575	£550- £650	£645.00 -£825.00	£850- £990
<p>Jericho is a prime residential area mainly featuring pretty rows of two-up, two-down terraces built for artisans. Jericho's narrow streets are now popular with young professionals and commuters. Many of the houses have been developed and extended with basement and roof conversions, and residents are keen to retain their period features.</p> <p>It is now a trendy metropolitan thoroughfare with cafes, restaurants, cocktails bars, an arthouse cinema and, a sure sign of the shift upmarket, Raymond Blanc's Le Petit Blanc restaurant.</p> <p>Jericho's western border is formed by the lovely Oxford Canal - colourful narrowboats, pretty cottages and picturesque walks along the towpath. It's now a prime target for redevelopment and there are several new schemes in progress on both banks.</p>			
Bus/ Travel info	Stagecoach 17, Jericho/ Summertown/ Cutteslowe. Pear Tree Park & Ride Wolvercote to City Centre.		

## Summertown

Studio	1 Bed	2 Bed	3 Bed
£415.00 -£500.00	£515.00- £620.00	£600.00 - £915.00	£850.00- £950.00
<p>The area features smaller (but still substantial) and less expensive Victorian and Edwardian houses than Central North Oxford. Proximity to North Oxford's schools makes it popular with families.</p> <p>Good shopping on Banbury Road - M&amp;S, Somerfield, pubs, and restaurants, classy bakeries etc add to its popularity.</p>			
Bus/ Travel info	Stagecoach 7A/B Kidlington to City Centre. Stagecoach 17, Jericho/ Summertown/ Cutteslowe. Stagecoach S5 City Centre/ Summertown/ Bicester. Water Eaton Park & Ride Cutteslowe- City Centre. Oxford Bus 2 to Kidlington & City Centre.		

## Wolvercote

Studio	1 Bed	2 Bed	3 Bed
£420.00-£460.00	£500.00 -£550.00	£550.00 -£700.00	£650.00 -£800.00
<p>This is one of several villages that have been absorbed by the city, but it still retains its own identity. The village is divided into two parts, Upper and Lower Wolvercote, on either side of the Oxford canal.</p> <p>Upper Wolvercote is flanked by Wolvercote Green and the canal and is bordered by the Woodstock Road and North Oxford suburb to the East. It contains the primary school (on First Turn) and St Peter's church.</p> <p>Lower Wolvercote runs down to the Thames at Godstow, where you'll find the lovely Trout Inn nestling on the banks of the Thames. It's featured in the Inspector Morse series and is said to have provided Lewis Carroll with inspiration for Alice in Wonderland.</p> <p>Wolvercote is primarily a family area with a good supply of 1930s three-bed semis and a smattering of older Victorian properties. The river, canal and Port Meadow to the South make it a peaceful, popular and relatively expensive place to live.</p>			
Bus/ Travel info	Stagecoach S2, City Centre/ Wolvercote/ Witney. Pear Tree Park & Ride Wolvercote to City Centre. Oxford Bus 6 to City Centre.		

## Cotteslowe

Studio	1 Bed	2 Bed	3 Bed
£420.00-£460.00	£500.00 -£550.00	£550.00 -£700.00	£650.00 -£800.00
<p>Cotteslowe, on both sides of the ring road, is a mix of council properties, 30s, 40s and 60s development and some more recent stock.</p> <p>One of Oxford's largest parks is here; it features a children's pool, a bowling green and tennis courts, crazy golf, a duck pond, flower gardens, a steam train and playing fields.</p> <p>Cross the Banbury Road to the West and you enter an attractive enclave close to the North Oxford Golf Course and around the Linkside Lake (Linkside Avenue and Lakeside) featuring 50s-built three, four and five-bed detached houses with large gardens.</p>			
Bus/ Travel info	Stagecoach 17, Jericho/ Summertown/ Cotteslowe. Water Eaton Park & Ride Cotteslowe- City Centre. Oxford Bus 2 to Kidlington & City Centre.		

## Marston & Old Marston

Studio	1 Bed	2 Bed	3 Bed
£410.00 -£450.00	£480.00 -£525.00	£600.00 - £815.00	£670.00 -£915.00
<p>Marston is a village about 2 miles (3.2 km) northeast of the centre of Oxford which has now been absorbed by the City</p> <p>Marston can be found along Marston Ferry Road, east of Summertown. Houses are much newer here, and so lack the character of many of the homes in Oxford. There is a cycle route which links Marston with Central Oxford via the Meadows.</p>			
Bus/ Travel info	Stagecoach 14, Centre/ Marston / JR Hospital. Stagecoach U5 City Centre/ Headington/ Marston. Oxford Bus 13 to City Centre.		

## Headington

Studio	1 Bed	2 Bed	3 Bed
£410.00 -£450.00	£480.00 -£525.00	£600.00 - £815.00	£670.00 -£915.00
<p>Headington is a large area to the East of Oxford, featuring large detached properties and Edwardian semis.</p> <p>The streets off Old Street and Bury Knowles Park are Headington's most expensive and include some large period houses. For beautiful cottages with clay-tiled roofs and white-washed walls, look no further than the listed seventeenth-century houses on The Croft.</p> <p>Gipsy Lane, off the Headington Road, runs parallel to the Oxford Brookes campus. The streets off this contain ex-local authority properties and have, for the most part, been snapped up by investors and let to students.</p> <p>North of Highfield Avenue, Bickerton Road, Stapleton Road, close to the Nuffield Orthopaedic Centre, feature more upmarket homes - large detached Victorian houses with rambling gardens.</p>			
Bus/ Travel info	Stagecoach 7C Barton/ Headington/ City Centre. Stagecoach U1 City Centre/ Headington/ Wheatley. Stagecoach U5 City Centre/ Headington/ Marston. Thornhill Park & Ride Sandhills to City Centre. Oxford Bus 8, 9 and 15 to City Centre.		

## St Clements

Studio	1 Bed	2 Bed	3 Bed
£393.00 -£530.00	£480.00- £550.00	£640.00 -£750.00	£750.00 -£850.00
<p>Back at the top of Cowely Road, St Clement's Street runs east from The Plain towards Headington.</p> <p>The surrounding streets make up a small but popular enclave with a mix of modern developments, 30s houses and some lovely early-Victorian properties.</p> <p>The Cherwell runs past here, and South Park is just across the road, so it's close to attractive green areas, but still very central.</p>			
Bus/ Travel info	Thornhill Park & Ride Sandhills to City Centre. All buses towards Cowley, Iffley. Oxford Bus 8, 9 and 15 to City Centre or Headington.		

## Cowley & Cowley Road

Studio	1 Bed	2 Bed	3 Bed
£393.00 -£475.00	£450.00- £550.00	£570.00 -£650.00	£675.00- £825.00
<p>The Cowley Road area has lots of terraces and semis built when the car industry expanded here in the 1920s and 1930s. It's a diverse community with a multicultural population (Irish, Asian, Afro-Caribbean). There's also a busy rentals market thanks to the student presence and proximity to the BMW factory and the Oxford Business Park.</p> <p>As you head south you have Temple Cowley, the best and most prestigious part of the area. This includes a conservation area and features some picturesque stone cottages, some 18th century buildings and 19th and 20th century suburban development. The stock is a mix of four and five-bed detached houses, semis and smaller terraces, and is generally popular and well thought of. The Cowley Marsh recreation grounds are close by and include tennis, cricket and football facilities, a floodlit street-sport site, and a children's play area. The Temple Cowley swimming pools are also here.</p> <p>On the other side is a large swathe of property that makes up most of Cowley - the property here is mainly the three-bed 30s semi. There's a large shopping centre at Templars Square that forms a focus for the community - it includes banks, estate agents, cafes and restaurants, a post office and Supermarkets.</p>			
Bus/ Travel info	Stagecoach 1 to City Centre, Stagecoach 10 Cowley Centre to JR Hospital. Oxford Bus 5 to City Centre.		

### Iffley Road and Iffley Fields

Studio	1 Bed	2 Bed	3 Bed
£385.00-£450.00	£470.00 -£575.00	£575.00 -£700.00	£650.00 –£800.00
<p>Iffley village itself is a small but attractive area blessed by proximity to the Thames. There are lovely walks down to Iffley Lock and along the river that make this a popular and sought-after area.</p> <p>The property market is a mix of period properties and more modern detached houses. The village has a picturesque twelfth-century church, some pubs, a hotel and some local shops.</p>			
Bus/ Travel info	Stagecoach 3 Rose Hill/ Iffley Road/ City Centre. City Bus 4 to City Centre.		

### Abingdon Road & Grandpont

Studio	1 Bed	2 Bed	3 Bed
£415.00- £520.00	£500.00- £575.00	£590.00- £700.00	£675.00 -£825.00
<p>The streets to the right, off Abingdon Road, contain Victorian and Edwardian terraces that have become increasingly popular. This is the Grand Pont area, convenient for the city but still relatively affordable and well served by the shops and restaurants on Abingdon Road. The more extensive shopping on Botley Road is also close by.</p> <p>South of Grand Pont is New Hinksey, which is mainly an area of 30s semis and smaller terraces. The city's outdoor swimming pool is just off the Abingdon Road in Hinksey Park, which also holds a variety of wildlife in its freshwater lake, and has tennis courts and a play area.</p> <p>Access to West Oxford is possible from here via a walk across the lake and railway track through the countryside to South Hinksey, and from there, via the flyover, to Chilswell Valley and Boar's Hill.</p>			
Bus/ Travel info	Stagecoach 31 City Centre/ Abingdon Road/ Wantage. Redbridge Park & Ride Abingdon Road to City Centre. Oxford Bus 35, X2 towards City Centre.		

## Botley Road & Osney

Studio	1 Bed	2 Bed	3 Bed
£365.00 -£450.00	£475.00 -£525.00	£550.00 - £700.00	£650.00 -£775.00
<p>West Oxford lies to the West of the train lines and includes Osney Island, the area is located on the Thames flood plain, is surrounded by greenbelt and pasture.</p> <p>Botley Road is the main thoroughfare linking the area to Oxford. The streets off it are lined with popular two, three and four-bed Victorian terraces with small gardens. Botley Road itself is well-served with shops. There's newsagents, a deli, a bike shop, banks, a retail park with superstores and a park-and-ride into Oxford at Seacourt.</p> <p>South of the Botley Road is Osney, an island surrounded by the Thames which was once the location of a twelfth-century Augustinian abbey, there are just 285 households on the island, a third of which have views of the Thames or the Osney Stream.</p> <p>The housing stock is mainly two and three-bedroom Victorian cottages, many with well-maintained period features. Although much sought-after, they're not nearly as expensive as the cottages in Jericho.</p>			
Bus/ Travel info	Stagecoach S1, City Centre/ Botley/ Witney. Stagecoach X30 City Centre/ Botley/ Cumnor. Oxford Train Station. Seacourt Park & Ride Botley Road to City Centre. Oxford Bus 4 to City Centre.		