

# WELCOME



YOUR  
*Guide*

**TO 34A CANAL STREET, OXFORD  
OX2 6BQ**

**3 BEDROOMS  
1 BATHROOM**

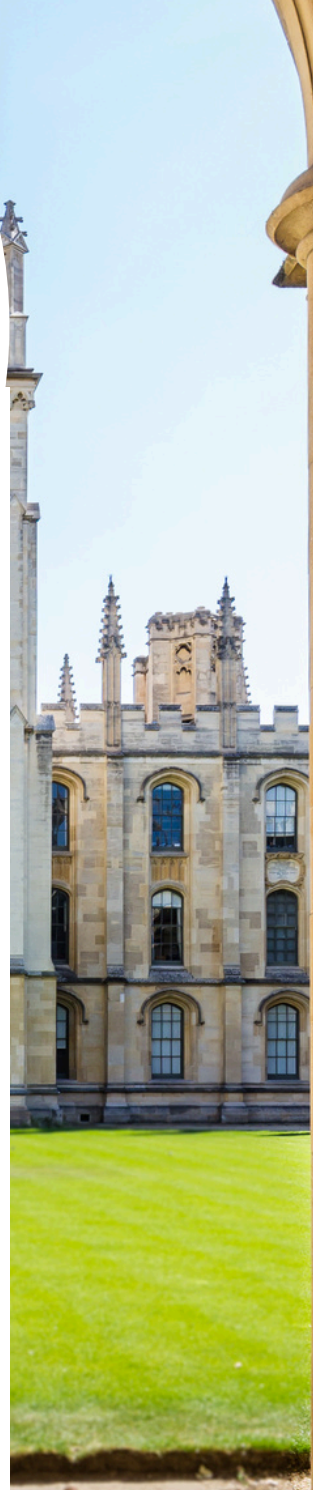
**CENTRAL**

**HI-SPEED  
INTERNET**



# *Welcome*

Welcome to our apartment! Thank you for choosing us for your stay, it's a pleasure and privilege to be your host. We hope you love it here as much as we do and make lots of lasting memories! Please make yourself at home!



# Meet The **HOST**



## **HELLO FROM HANNAH!**

Here at Spencer & Jackson we offer apartments in the heart of the city, perfect for business professionals, academics and travellers alike. We provide a 5 star service and are passionate about delivering a great experience. Please reach out to me if you need anything at all and we hope you have a wonderful stay!

*Hannah*



+44 203 947 9747

ENQUIRIES@SPENCERANDJACKSON.COM

# *Arrival &* **CHECK IN**

*Check In*

**4:00 PM**

The Key Safe is located at the front of the house, on the right side of the front door. The code to the Key Safe will be sent to you, as soon as the house is ready for you to check in.

Please ensure the Key Safe is locked and covered after you have collected your keys.



*Check Out*

**11:00 AM**

On the day of your departure, please have a look at our check out checklist at the end of this guide and return the keys to the Key Safe, thank you!





# WIFI

**NETWORK**

*VM2450728*

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**PASSWORD**

*h5yGtHw5vyhx*

# House RULES

**01**

## NO SMOKING

Please no smoking or vaping inside the house. The Minut device will alert us of any smoke detected and you will be fined and removed from the property.

**02**

## NO GUESTS

No unregistered guests outside of your reservation please.

**03**

## NO PARTIES

Absolutely no parties or large gatherings of unregistered guests. Drug use and excessive drinking are prohibited. Disturbances to the neighbours will not be tolerated.

**04**

## CLEANLINESS

Please take care of our property as if it were your own. Please clean and tidy up after yourself.

**05**

## NO NOISE

Please no excessive noise, music or rowdy behaviour. The Minut device will alert us any excessive noise, which could result in a fine and your removal from the property.

**06**

## DAMAGE

Please report any damage or malfunction to us right away, so that we can repair or replace the damaged item.





# *Emergency* **INFORMATION**

## **EMERGENCY CONTACTS**



Emergency Services | 999  
Hannah | +44 203 947 9747  
Spencer | +44 203 947 9748

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## **FIRE BLANKET**



The Fire Blanket is located on the left hand side of the oven

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## **FIRST AID KIT**



The First Aid Kit is located in the kitchen, on the shelf

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## **HOSPITAL**



The nearest hospital is John Radcliffe Hospital which is 3.9 miles away

**Headley Way, Headington,  
Oxford, OX3 9DU**

# Things TO KNOW

## WI-FI



Complimentary Wi-Fi is available upon check-in.  
Network Name: VM2450728  
Password: h5yGtHw5vyhx

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## PARKING



Parking is free between 4:30pm - 10am in a limited number of parking spaces that are within walking distance of the house. Please look for the signs which say 'Mon-Sat 8am-6:30pm 2 hours'

The closest car parks are located at Gloucester Green (OX1 2BN) and Worcester Street Car Park (OX1 2BQ)

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## ROAD ACCESS



The house is located mid way down Canal Street, close to the Jericho Community Centre

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## CLIMATE CONTROL



The house has gas central heating

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## SUPPLIES



Complimentary toiletries are provided on arrival, alongside coffee and tea. Washing up liquid, Wash pods and soap is also provided

# About The **HOUSE**



This newly renovated house is set across 3 floors and has a private courtyard garden. It comes with a living / dining area, a fully equipped kitchen, 1 family bathroom, 2 double bedrooms and 1 single bedroom.

**3 BEDROOMS  
1 BATHROOM**

**CENTRAL**

**HI-SPEED  
INTERNET**

# Inside The HOUSE

## 3 BEDROOMS

Have a great night's sleep in our luxurious beds, dressed with premium quality bedding

**2 X DOUBLE BEDS, 1 X SINGLE BED**



## LIVING ROOM

Relax on the sofas and enjoy your favourite TV shows and movies on the 43 inch TV, which includes the best streaming apps

**1 X SOFA, 1 X SOFA BED**



## DINING ROOM

After a day of exploring the city, gather around the dining table for a meal together, where you can enjoy views of the peaceful garden

**1 X 6 SEATER DINING TABLE**



## KITCHEN

Cook up your favourite dishes in our fully equipped kitchen which includes a cooker and fridge / freezer

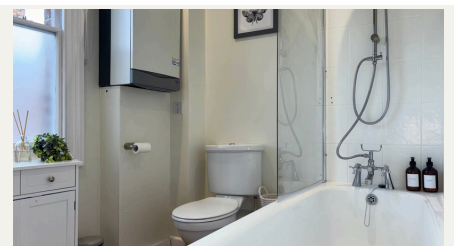
**1 X COOKER, FRIDGE / FREEZER**



## BATHROOM

Enjoy a relaxing bath or the overhead shower and complimentary toiletries upon arrival

**1 X SHOWER, 1 X BATH**





# The KITCHEN

## SOME THINGS TO KNOW

The kitchen comes fully equipped with a gas stove top, oven and fridge freezer;

- Cooker Instructions provided on page 14

## APPLIANCES & COOKWARE

- Refrigerator / Freezer
- Gas Stove
- Fan Oven
- Toaster
- Place Mats
- Coasters
- Microwave
- Cafetiere
- Electric Kettle
- Olive Oil
- Salt & Pepper
- Dinnerware for 6 guests
- Cutlery
- Pots, Pans & Bakeware
- Variety of Glassware
- Utensils



*Enjoy  
Complimentary*

Tea, coffee & sugar  
Basic condiments  
Dish soap & dishcloths



# Setting up the **SOFA BED**

All of the bedding and bed linen for the sofa bed will be found in the cream storage trunk in the dining room. Please lay the mattress protector on the bed first, followed by the sheet.



To set up the sofa bed, there are 2 hidden legs, which can be found at the back of the sofa, concealed in zipped compartments. Carefully move the sofa away from the wall to access the compartments.

Pull the legs up, from the bottom, then push the back of the sofa forward and then it will release and fold back into the bed position.



To turn the sofa bed back into a sofa, lift the back of the sofa up and click forward into position. Then carefully push each leg to fold the legs away and zip up.



# *Appliances &* **ELECTRONICS**

## **TELEVISION**

To turn the TV ON/OFF pressing the power button on the remote control.

## **CENTRAL HEATING**

To turn the heating on, turn the thermostat valve on the relevant radiator anti clockwise.

Please remember to turn them off when you are not using the rooms. To do this, turn them clockwise, until it shows '0'

## **LAUNDRY**

The washing machine is located under the stair. Instructions are provided on page 14

In the laundry area, you will also find 2 clothes airers, an iron and an ironing board

## **HAIR DRYERS**

These can be found in the bedside tables, in both double bedrooms

## **COOKER**

Instructions provided on page 14

## **AND MORE...**

- Smart TV
- Refrigerator
- Stove / Oven
- Toaster
- Microwave
- Kettle

# Appliance MANUALS

## WASHING MACHINE

### Washing Programmes

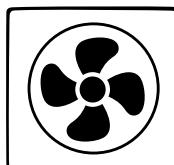
#### Programmes for Cotton - Linens

Wash programme/ Washing symbol	Degree of soil and type of laundry	Programme dial position	Description	Possible options	Max. load	Progr. time mins.
Whites with prewash	For heavy soiled cotton items.	<b>A</b>	Prewash at 40 °C Wash at 95 °C 3 rinses Long spin	<b>RINSE HOLD HALF LOAD QUICK WASH</b>	5 kg	170
Whites	White cotton, for example normally soiled work garments, sheets, household linen, underwear, towels.	<b>B</b>	Wash at 95 °C 3 rinses Long spin	<b>RINSE HOLD HALF LOAD QUICK WASH</b>	5 kg	145
Fast coloured	Fast coloured cotton or linen fabrics, shirts, underwear, towels.	<b>C(*)</b>	Wash at 60 °C 3 rinses Long spin	<b>RINSE HOLD HALF LOAD QUICK WASH</b>	5 kg	140
Non fast coloured	Non fast coloured cotton or linen fabrics, shirts, blouses, underwear.	<b>D</b>	Wash at 40 °C 3 rinses Long spin	<b>RINSE HOLD HALF LOAD QUICK WASH</b>	5 kg	115
<b>Spin 1000</b>	Separate spin for cotton and linen items	<b>F</b>	Long spin		5 kg	12

**Turn the dial on the right hand side, to your desired programme. Place your clothes and the wash pods provided, in the drum of the washing machine, shut the washing machine door and press the ON/OFF button.**

## OVEN

To turn on the fan assisted oven, turn the dial on the right hand side to the symbol shown on the right. Then use the dial on the left hand side to select your desired temperature.

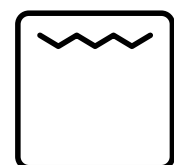


### Washing Programmes

#### Programmes for Synthetics, Mixed fabrics, Wool and Delicates

Wash programme/ Washing symbol	Degree of soil and type of laundry	Programme dial position	Description	Possible options	Max. load	Progr. time mins.
Mixed fabrics	Synthetic or mixed fabrics, underwear, coloured garments, non-shrink shirts, blouses.	<b>G</b>	Wash at 50 °C 3 rinses Short spin	<b>RINSE HOLD QUICK WASH</b>	2 kg	80
Worn once	Lightly soiled synthetic or mixed fabrics	<b>H</b>	Wash at 30 °C 3 rinses Short spin	<b>RINSE HOLD</b>	2 kg	30
<b>Short spin</b>	Separate spin for hand washed delicate items	<b>J</b>	Draining of water and short spin		2 kg	6
Wool wash	Specially tested programme for wool garments bearing the "Pure new wool, non-shrink machine washable" label.	<b>K</b>	Wash at 40 °C 3 rinses Short spin	<b>RINSE HOLD</b>	1 kg	50
Delicate wash	Delicate fabrics, for example curtains	<b>L</b>	Wash at 40 °C 3 rinses Short spin	<b>RINSE HOLD</b>	2 kg	50
<b>Rinses</b>	Separate rinse cycle for handwashed synthetic items	<b>M</b>	3 rinses Short spin	<b>RINSE HOLD</b>	2 kg	18
<b>Softeners</b>	This programme can be used for softening hand washed garments.	<b>N</b>	1 rinse, with fabric softener, if required Short spin	<b>RINSE HOLD</b>	2 kg	9
<b>Drain</b>	For emptying out the last rinse water in programmes with the Rinse Hold option.	<b>P</b>	Draining of water		-	1

To use the grill, use the dial on the right hand side and select the symbol on the right. Then use the dial on the left hand side to select your desired temperature.



# WASTE & Recycling



## WASTE

The general waste bin is located under the kitchen sink. When this is full, please put your waste in the bin storage unit in the garden. The purple bags are for general waste.



## RECYCLING

The recycling bin is located under the kitchen sink. When this is full, please put the recycling in the bin storage unit in the garden. The blue bags are for mixed recycling.



## BIN STORAGE UNIT

When the purple and blue bags are full, please unclip the bag and tie the bag up and move it into the small bin storage unit on the right. There are new purple and blue bags available in the bottom on the bin storage unit.



# Getting AROUND



## ON FOOT

The City Centre is just a 10 minute walk and the train station can be reached in 13 minutes



## BY BIKE

Why not hire a bike and explore Oxford like a local.

**Bainton Bikes**  
78 Walton St OX2 6EA



## BY CAR

As well as the car parks in the city centre, you can park at Peartree Park & Ride (OX2 8JZ). Prices are significantly lower than the city centre. Visit:

**<https://www.oxford.gov.uk/directory-record/95/pear-tree-park-and-ride>** for more information



## AIRPORT TRANSFER

There are airport transfer buses available from both Heathrow and Gatwick airports. The bus stop drop off and pick up point at Gloucester Green is just a 10 minute walk away from the house.



# NEAREST...

*Your*



## GROCERY STORE

Sainsbury's and Co-Op Food are located a 6 minute walk from the house.

- 📍 Sainsbury's 67c Walton St, Oxford OX2 6AG
- 📍 Co-Op Food 42 Walton St, Oxford OX2 6AD



## PHARMACY

Jericho Pharmacy is located a 7 minute walk from the house.

- 📍 116 Walton St, Oxford OX2 6AJ



## BARS & RESTAURANTS

There's an abundance of restaurants and bars on Walton Street, to suit all tastes.

Alternatively there's a great variety of restaurants at the Westgate Roof Terrace  
Westgate Roof Terrace OX1 1NZ

# BEFORE

## *You Go*

### LINENS



Please leave beds unmade.  
Please place used towels in the  
bath tub

### DISHES



Please wash the dishes, cutlery  
and glassware before you leave.

### FOOD



Please empty the fridge and  
cupboards of all open and  
perishable food products.

### LIGHTS, TV & HEATING



Please make sure all of the  
lights and the heating are  
turned off. Please logout of all  
apps on the TV.

### WINDOWS & DOORS



Please make sure all windows  
and doors are closed and  
locked.

### KEYS



Please return the keys to the  
key-safe & message the host  
upon departure.



# THANK *You*

Thank you for choosing to stay with us! It was a pleasure and privilege to host you. We hope you enjoyed your stay and come back again soon!

*Hannah  
@ Spencer & Jackson*

It would be amazing if you could leave us  
a 5 STAR review on Airbnb!



10/10 on Booking.com