

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
**Telephone:** 01295 275909 • **Email:** info@steppingstonesletting.com



**WARWICK ROAD, BANBURY, OXON, OX16 2AR**

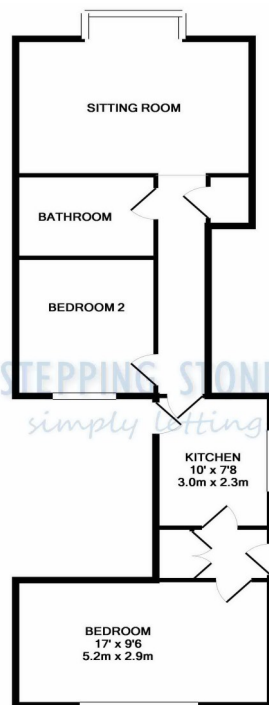
**£875pcm**



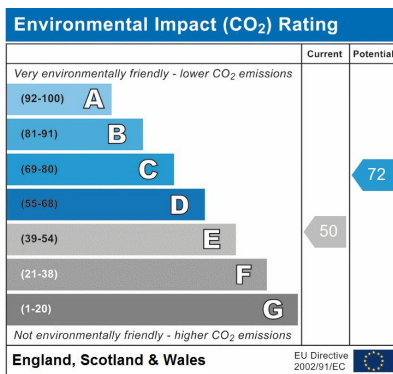
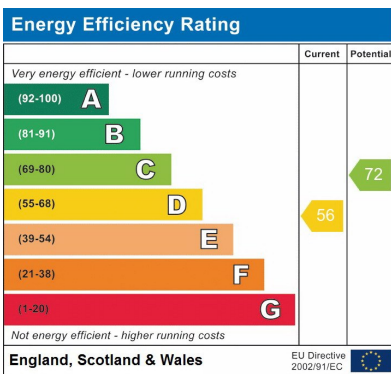
We are delighted to present this spacious two bedroom ground floor property that was recently refurbished to a high standard. The property benefits from gas central heating, parking for up to three cars and is also within walking distance to local amenities.

**EPC Rating: D. Available: 14th April.**

- 2 Bedrooms
- 1 Bathroom
- Ground floor
- Gas central heating
- Recently refurbished
- Close to town centre



TOTAL APPROX. FLOOR AREA 670 SQ.FT. (62.3 SQ.M.)  
 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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ENTRANCE HALL:** Door to side aspect.  
**BEDROOM ONE:** 17' x 9'6 Window to rear aspect.  
**BEDROOM TWO:** Window to rear aspect.  
**BATHROOM:** Recently fitted white suite comprising low level w/c, wash hand basin and bath with electric shower over.  
**KITCHEN:** 10' x 7'8 Window to side aspect. Recently fitted comprising four ring electric hob with oven below and extractor hood above.  
**LOUNGE:** Bay window to front aspect and window to side aspect.  
**COURTYARD:** Enclosed courtyard area with a large storage shed.  
**PARKING:** Off road car parking for up to three cars.  
**COUNCIL TAX:** Band A  
**EPC RATING:** D  
**REFERENCE:** 114

RENT: £ 875.00  
 TOTAL DEPOSIT: £ 1,009.61  
 HOLDING DEPOSIT: £ 201.92

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

**Please Note:** This is **non-refundable** should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

**Important Notice**

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stepping Stones have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the letting.

