

STEPPING STONES

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ANTELOPE HILL MEWS, BRACKLEY, NORTHANTS, NN13 7FJ

£1,150pcm



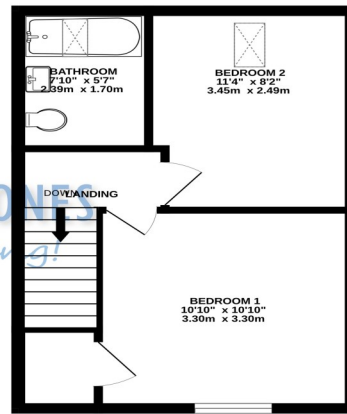
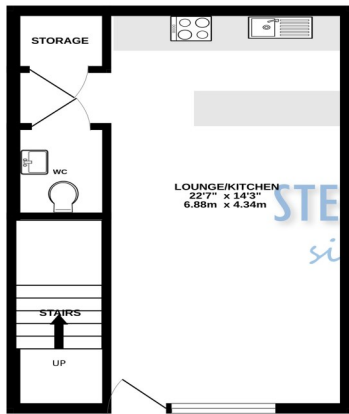
A modern and well presented two bedroom end of terrace mews property situated in a period style courtyard in the pleasant sought after town centre of Brackley. The property is of high specification throughout and benefits from having integrated appliances, allocated parking and DigiRad intelligent central heating.

EPC Rating: B. Available: 27th May.

- 2 Bedrooms
- 1 Bathroom
- Allocated car parking
- Town centre location
- High specification
- Integrated appliances

GROUND FLOOR
321 sq.ft. (29.5 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.5 sq.m.) approx.



STEPPING STONES
simply letting!

TOTAL FLOOR AREA - 642 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix 62024

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Sound secure composite door to front aspect.

LOUNGE/KITCHEN: 22'7 x 14'3 Open plan with uPVC window to front aspect. Integrated fridge/freezer, programmable oven, induction hob, microwave and dishwasher. Floor fitted and wall mounted white high gloss units with Quartz worktops over, breakfast bar and featured glass to splash back areas. Amtico flooring.

UTILITY CUPBOARD: Sound proof containing an A rated washer/dryer.

DOWNSTAIRS W/C: Modern low level w/c, wash hand basin with vanity unit and heated towel radiator.

BEDROOM ONE: 10'10 x 10'10 uPVC Window to front aspect. Built in storage cupboard.

BEDROOM TWO: 11'4 x 8'2 uPVC Velux window to rear aspect.

BATHROOM: uPVC Velux window to rear aspect. Modern white suite comprising low level w/c, wash hand basin with vanity unit below, LED vanity mirror and bath with shower over. Heated towel radiator. Amtico flooring.

HEATING: DigiRad intelligent central heating controllable via manufactures home hub tablet or smart phone app offering complete remote access heating.

PARKING: Allocated car parking for one vehicle.

COUNCIL TAX: Band B

EPC RATING: B

REFERENCE: 808

RENT: £ 1,150.00

TOTAL DEPOSIT: £ 1,326.92

HOLDING DEPOSIT: £ 265.38

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.

