

STEPPING STONES

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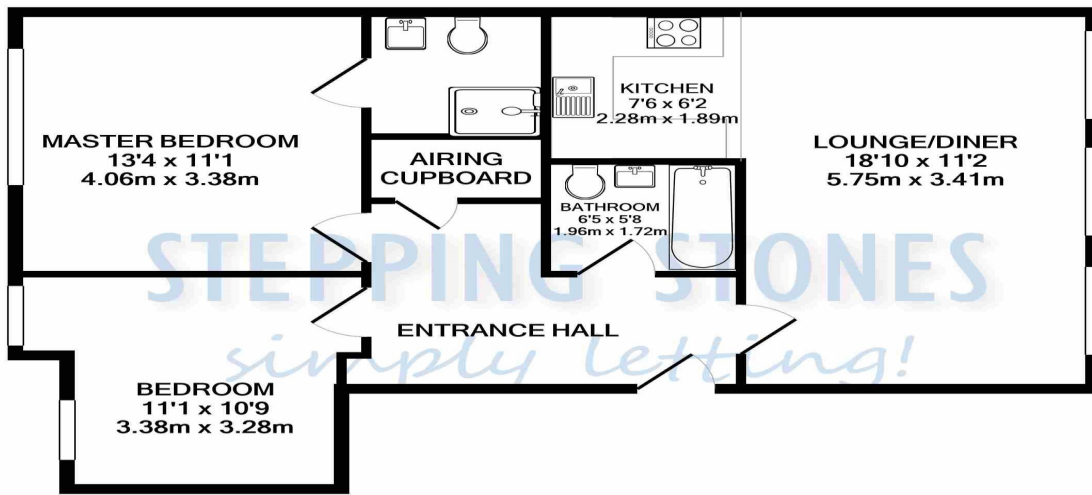
HIGH STREET, BRACKLEY, NORTHANTS, NN13 7DR

£1,150pcm



We are delighted to present this high specification and modern two bedroom first floor apartment in the heart of Brackley town centre. The property benefits from having integrated appliances, allocated parking and DigiRad intelligent central heating. EPC Rating: B. **Available: 25th July.**

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



TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

ENTRANCE HALL: Door to side aspect. Video intercom entry system.

LOUNGE/DINER: 18'10 x 11'2 Three sash windows to front aspect.

KITCHEN: 7'6 x 6'2 Open plan to the lounge. Fitted floor and wall mounted white high gloss units with Quartz worktops over. Integrated full length fridge/freezer, programmable oven, induction hob, microwave and dishwasher. Amtico flooring.

BEDROOM ONE: 13'4 x 11'1 Sash windows to rear aspect.

EN SUITE: Modern white suite comprising double walk in shower, low level w/c and wash hand basin. Amtico flooring.

BEDROOM TWO: 11'1 x 10'9 Two sash windows to rear aspect.

BATHROOM: White suite comprising low level w/c, wash hand basin and bath with shower over. Amtico flooring.

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

PARKING: Allocated parking for one car.

COUNCIL TAX: Band C

EPC RATING: B

REFERENCE: 809

