

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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BRITANNIA ROAD, BANBURY, OXON, OX16 5DD

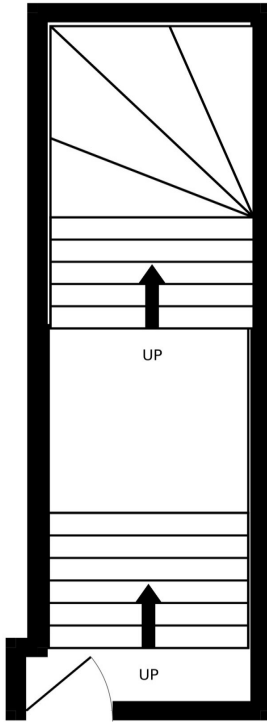
£850pcm



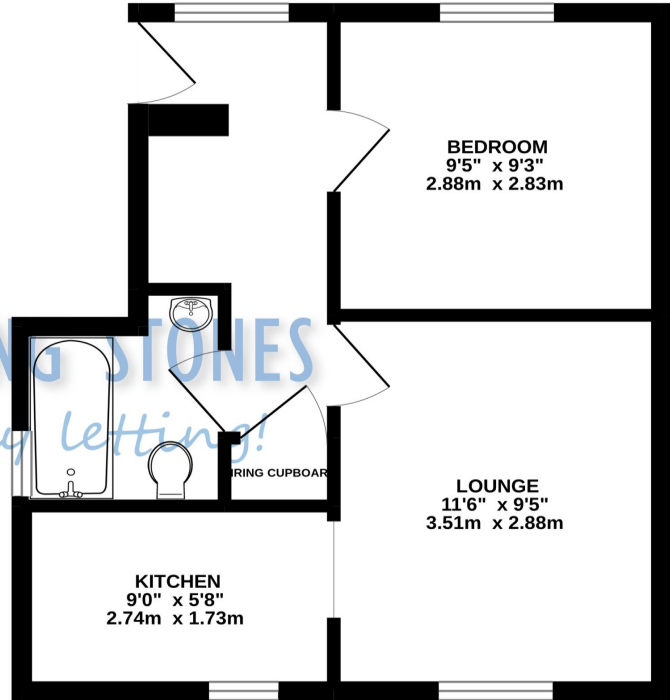
A well presented one bedroom top floor flat situated within walking distance to the town centre and train station. The property benefits from having allocated car parking, white goods and is close to all amenities.

EPC Rating: E. Available: 19th June.

- 1 Bedroom
- 1 Bathroom
- White goods included
- Allocated car parking
- Close to the town centre
- Close to the train station



STEPPING STONES
simply letting!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

RENT: £ 850.00
TOTAL DEPOSIT: £ 980.76
HOLDING DEPOSIT: £ 196.15

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).

ENTRANCE HALL: Door leading to hallway. With stairs leading to the flat.

LANDING: Window to rear aspect. Built in storage cupboard. Freestanding fridge/freezer.

LOUNGE: 11'6 x 9'5 Window to front aspect.

KITCHEN: 9' x 5'8 Window to front aspect. Recently fitted kitchen comprising of floor and wall mounted white gloss units with worktops over. Four ring electric induction hob with oven below and extractor hood above. Washing machine.

BEDROOM ONE: 9'5 x 9'3 Window to rear aspect.

BATHROOM: Window to side aspect. White suite comprising bath with shower over, low level w/c and wash hand basin.

HEATING: Electric heating

PARKING: Allocated car parking for one car

COUNCIL TAX: Band A

EPC RATING: E

REFERENCE: 682

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.

