

# STEPPING STONES

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JAMES COURT, MIDDLETON CHENEY, OXON, OX17 2PB

£795pcm



**\*WATER RATES INCLUDED WITHIN MONTHLY RENT\*** A one bedroom first floor flat located in a popular village location that will have new flooring and a re-decoration throughout. The property benefits from being close to all amenities, it has electric heating and a built in storage cupboard. EPC Rating: D. **Available: 1st June.**

- 1 Bedroom
- Electric heating
- On road car parking
- 1 Bathroom
- Village location
- First floor

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA

FIRST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 422 sq.ft. (39.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
69-80	C		
55-68	D	60 D	61 D
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** Door to side aspect.

**LOUNGE/KITCHEN/DINER:** 30'3 x 14'0 Open plan area with window to front aspect and a dining area. Kitchen comprises floor and wall mounted units with worktops over, four ring electric hob with oven below.

**BEDROOM ONE:** 13'10 x 7'1 Window to front aspect.

**BATHROOM:** 7'1 x 5'7 White suite comprising bath with shower over, wash hand basin and low level w/c.

**STORAGE CUPBOARD:** Built in airing cupboard.

**HEATING:** Electric heating

**PARKING:** No allocated car parking but there is on road car parking available

**WATER/DRAINAGE:** Mains supply, rates are included within the monthly rent

**COUNCIL TAX:** Band A

**EPC RATING:** D

**REFERENCE:** 830

RENT: £ 795.00  
TOTAL DEPOSIT: £ 917.30  
HOLDING DEPOSIT: £ 183.46

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.

