

STEPPING STONES

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



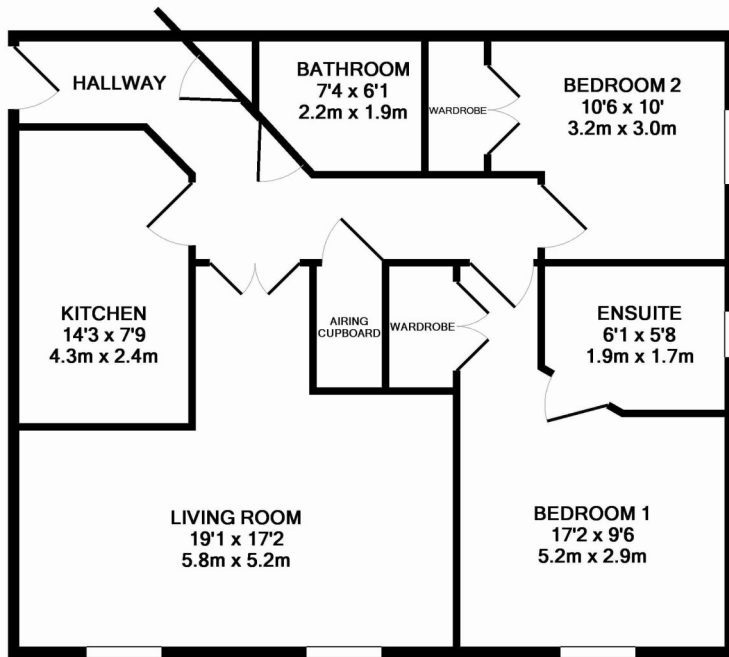
DEAN COURT ROAD, CUMNOR HILL, OXFORD, OX2 9FF

£1,800pcm



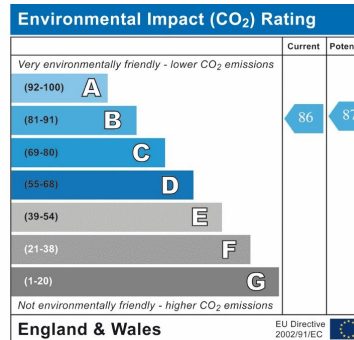
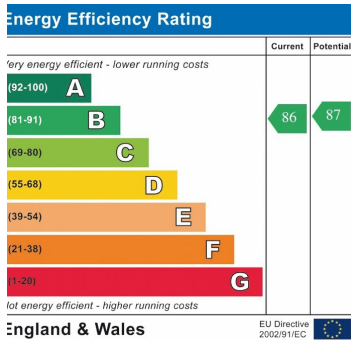
A beautifully presented, unfurnished two bedroom first floor Executive apartment with en-suite to master bedroom with allocated parking, situated in an exclusive residential location which is very convenient for the City centre. EPC Rating: B. **Available: 12th August**

- 2 Bedrooms
- 2 Bathroom
- Allocated car parking
- Gas central heating
- Built in wardrobes
- White goods



TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 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
Made with Metropix ©2014



ENTRANCE HALLWAY: Door to front aspect. Two built in storage cupboards.

LOUNGE/DINER: 12'1 x 19'1 Two windows to side aspect.

KITCHEN: 14'4 x 7'10 With range of modern floor and wall mounted units. Built in four ring gas hob with oven below and extractor fan above. Built in washer/dryer and fridge/freezer.

BEDROOM ONE: 9'7 x 13'1 Window to side aspect. Built in double wardrobe.

EN SUITE: With suite comprising double shower cubicle, wash hand basin and low level w.c. Window to rear aspect.

BEDROOM TWO: 12'11 x 10'1 Window to rear aspect. Built in double wardrobe.

BATHROOM: Comprising modern suite of bath with shower attachment, wash hand basin and low level w.c.

HEATING: Gas central heating.

PARKING: Allocated car parking for 2 cars.

COUNCIL TAX: Band C

REFERENCE: 378

EPC RATING: B

RENT: £ 1,800.00

TOTAL DEPOSIT: £ 2,076.92

HOLDING DEPOSIT: £ 415.38

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.

