

STEPPING STONES

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



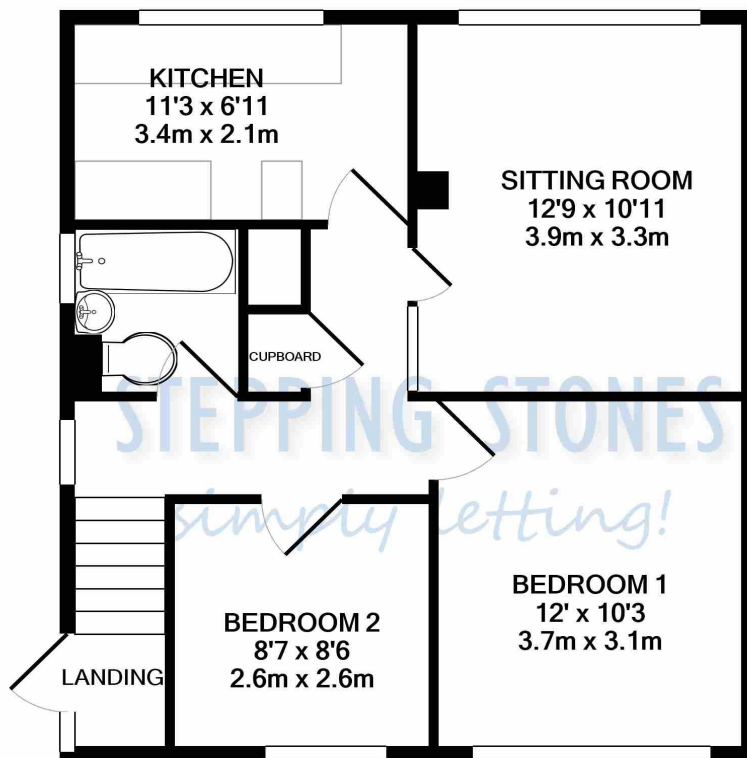
BANKSIDE, BANBURY, OXON, OX16 9TD

£1,100pcm



An well presented two bedroom, first floor apartment. The property is situated in a popular residential area close to local schools and amenities. The property benefits from having gas central heating, a communal rear garden and single garage. EPC Rating: C. **Available: 24th July**

- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Single garage
- On street parking
- Enclosed garden



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		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to side aspect with stairs leading up to the property.

KITCHEN: 11'3 x 6'11 Window to front aspect. Floor fitted and wall mounted white units with black worktops over. Freestanding oven with a four ring electric hob on top. Extractor hood above.

LOUNGE: 12'9 x 10'11 Window to front aspect.

BEDROOM ONE: 12'0 x 10'3 Window to rear aspect.

BEDROOM TWO: 8'7 x 8'6 Window to rear aspect.

BATHROOM: Window to side aspect. Fully fitted white suite comprising low level w/c, wash hand basin and bath with shower over. Tiles to all splash back areas.

GARDEN: Enclosed rear garden laid to lawn with patio area.

HEATING: Gas central heating.

PARKING: On street parking with a garage in block.

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 537

RENT: £ 1,100.00
TOTAL DEPOSIT: £ 1,269.23
HOLDING DEPOSIT: £ 253.84

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.

