

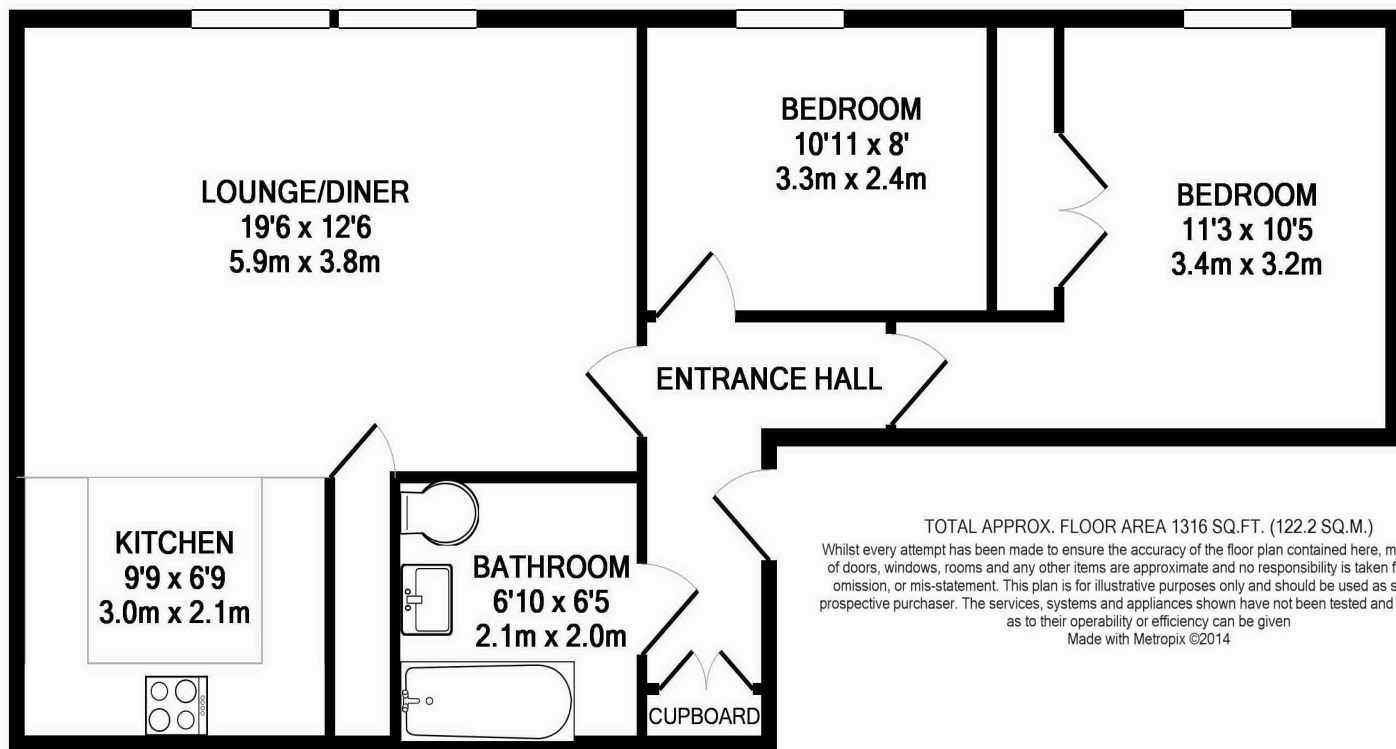
STEPPING STONES

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



A well presented two bedroom top floor apartment situated within walking distance to the town centre and train station. The property benefits from allocated car parking, electric heating and built in wardrobes. EPC Rating: C. **Available: 15th August.**

- 2 Bedrooms
- 1 Bathroom
- Electric heating
- Built in wardrobes
- Allocated car parking
- Close to the town centre



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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).

ENTRANCE HALL: Door to front communal hallway. Security entry phone system. Large storage cupboard.
BEDROOM ONE: 11'4 x 10'5 Window rear aspect. Built in hanging wardrobes.
BEDROOM TWO: 10'11 x 7'11 Window to rear aspect.
BATHROOM: Comprising suite of P shaped bath with shower over, wash hand basin and low level w/c.
SITTING ROOM: 18'6 x 12'6 With two windows to rear aspect. Storage cupboard. Open plan to:
KITCHEN: With range of floor and wall mounted white units contrasting grey worktops over. Four ring electric hob with oven below and extractor hood above. Integrated washer/dryer. Fridge.
HEATING: Electric heating
PARKING: Allocated car parking for one vehicle in a gated development
COUNCIL TAX: Band B
EPC RATING: C
REFERENCE: 261

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.

