

STEPPING STONES

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BROOME WAY, BANBURY, OXON, OX16 3WH

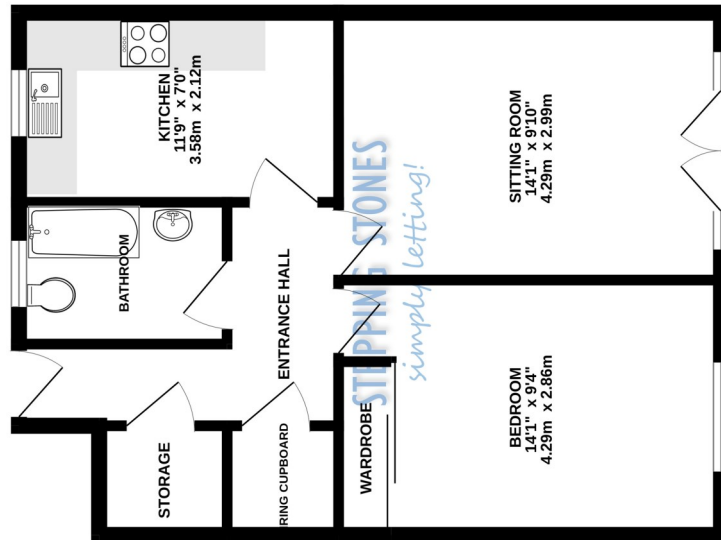
£950pcm



A well presented one bedroom ground floor flat situated in a popular residential area close to the town centre and train station. The property benefits from having one allocated car parking space, electric heating and communal garden. EPC Rating: C. **Available: 11th September**

- 1 Bedroom
- 1 Bathroom
- Allocated car parking
- Electric heating
- Communal garden
- Close to the train station

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA - 484 sq.ft. (45.0 sq.m.) approx.
What every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given to other than what is shown on the plan.
Made with Metropac 02024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect. Under stairs storage cupboard.

SITTING ROOM: 14'1 x 9'10 Door through to communal garden.

KITCHEN: 11'9 x 7' Window to front aspect. With range of wall and floor mounted units. Four ring electric cooker. Washing machine and fridge/freezer.

BEDROOM ONE: 14'1 x 9'4 Window to rear aspect. Built in wardrobe.

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

HEATING: Electric heating.

PARKING: Allocated car parking for one vehicle.

COUNCIL TAX: Band A

REFERENCE: 396

EPC RATING: C

RENT: £ 950.00

TOTAL DEPOSIT: £ 1,096.15

HOLDING DEPOSIT: £ 219.23

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.

