

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
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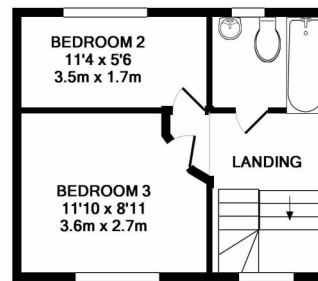
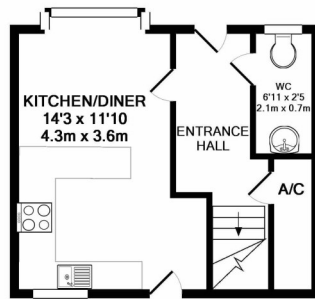
ALMA ROAD, BANBURY, OXON, OX16 4TE

£1,425pcm



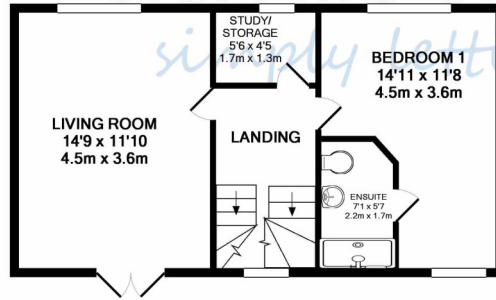
A well presented three bedroom townhouse situated close to the town centre and train station. The property benefits from having an en-suite to the master bedroom, gas central heating and allocated parking for one vehicle. EPC Rating: C. **Available: 20th September.**

- 3 Bedrooms
- 2 Bathrooms
- Allocated car parking
- Gas central heating
- Enclosed rear garden
- Close to the train station



GROUND FLOOR
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 232 SQ.FT.
(21.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: 4'6 x 8'9 Door to front aspect. Built in under stairs storage cupboard.

CLOAKROOM: Window to front aspect. Wash hand basin and low level w/c.

KITCHEN/DINER: 11'10 x 14'3 Dual aspect windows. A range of floor and wall mounted units. Four ring gas hob and oven. Door leading to rear garden.

BEDROOM ONE: 11'8 x 14'11 Dual aspect windows.

EN SUITE: Comprising modern suite of double shower cubicle, wash hand basin and low level w/c.

SITTING ROOM: 11'10 x 14'9 French windows to rear aspect. Window to front aspect.

STUDY: 4'5 x 6' Window to front aspect.

BEDROOM TWO: 5'8 x 11'4 Window to front aspect.

BEDROOM THREE: 7'8 x 10'11 Window to rear aspect.

BATHROOM: Window to front aspect. Comprising suite of bath, wash hand basin and low level w/c.

HEATING: Gas central heating

PARKING: Allocated car parking for one vehicle

GARDEN: Enclosed rear garden laid to decking with mature shrubs.

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 426

RENT: £ 1,425.00

TOTAL DEPOSIT: £ 1,644.23

HOLDING DEPOSIT: £ 328.84

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.

