

STEPPING STONES

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

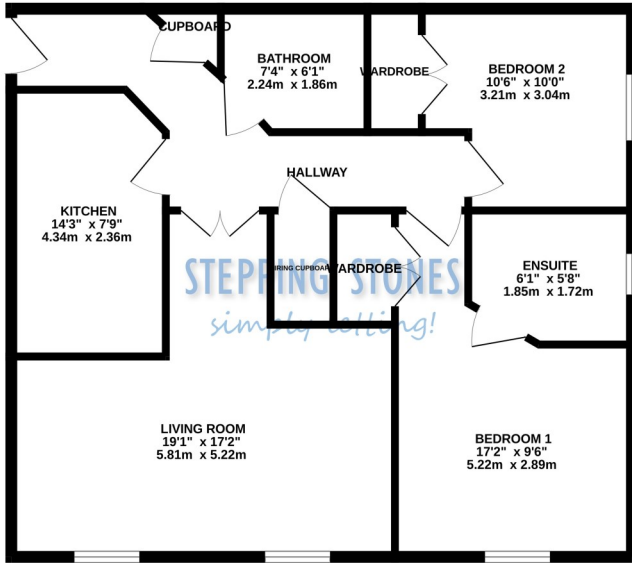
£1,800pcm



An executive two bedroom first floor apartment situated within an exclusive residential area on the edge of Cumnor Hill. The property benefits from having new carpets throughout, allocated car parking for two cars and built in wardrobes. EPC Rating: B. **Available: Now**

- 2 Bedrooms
- 2 Bathrooms
- Allocated car parking
- Gas central heating
- Built in wardrobes
- Spacious living

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq ft. (78.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown here are not tested and no guarantee is given as to their operability or efficiency until they are given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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).

ENTRANCE HALL: 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. Heated towel radiator.

HEATING: Gas central heating

PARKING: Allocated car parking for two cars

GARDEN: Communal garden area to the rear of the building

COUNCIL TAX: Band C

REFERENCE: 378

EPC RATING: B

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.

