

# STEPPING STONES

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CASTLE STREET, BANBURY, OXON, OX16 5NU

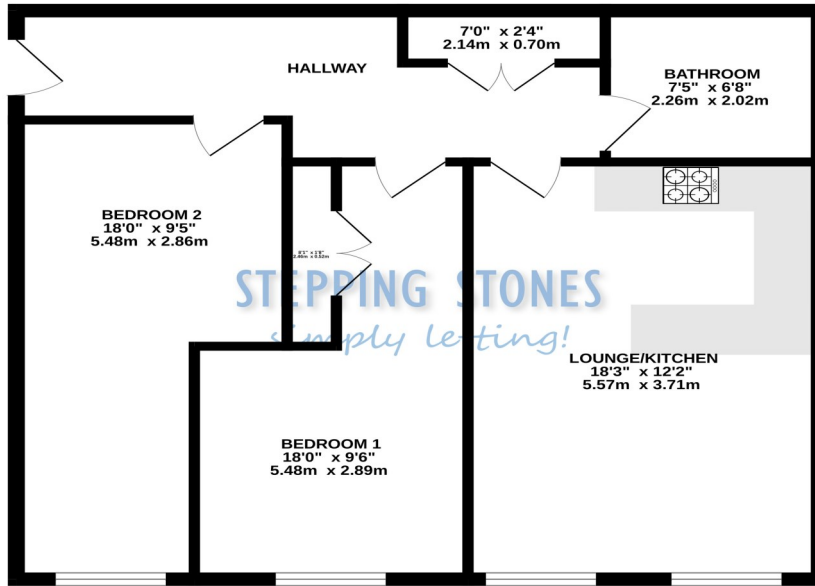
£1,050pcm



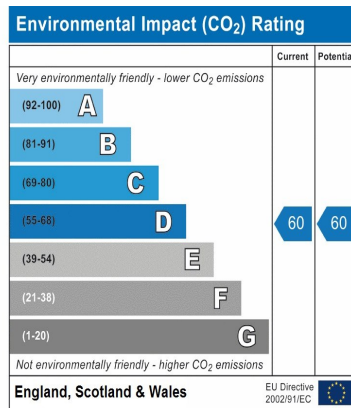
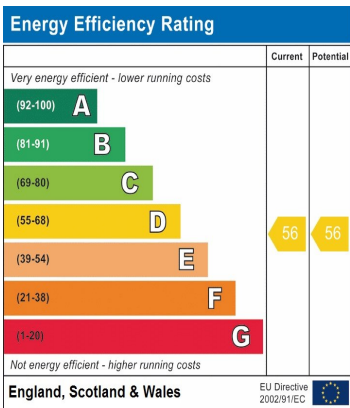
An immaculately presented two bedroom apartment located within walking distance of the town centre and train station. This property benefits from having a built in wardrobe, an open plan kitchen/diner and electric heating. EPC Rating: D. **Available: 25th October.**

- 2 Bedrooms
- 1 Bathroom
- Built in wardrobe
- Electric heating
- High specification
- Close to the town centre

GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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RENT: £ 1,050.00  
TOTAL DEPOSIT: £ 1,211.53  
HOLDING DEPOSIT: £ 242.30

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.

**ENTRANCE HALL:** Door to front communal aspect. Double storage cupboard.

**BEDROOM ONE:** 18' x 9'6" Window to front aspect. Built in wardrobes.

**BEDROOM TWO:** 18' x 9'5" Window to front aspect.

**BATHROOM:** 7'5 x 6'8" Modern white suite comprising bath with shower over wash hand basin and low level w/c.

**LOUNGE/KITCHEN:** 18'3 x 12'2" Windows to front aspect. Open plan area and kitchen comprising a range of white high gloss floor fitted and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above.

**HEATING:** Electric heating.

**PARKING:** No allocated car parking.

**COUNCIL TAX:** Band A

**REFERENCE:** 258

**EPC RATING:** D

