

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
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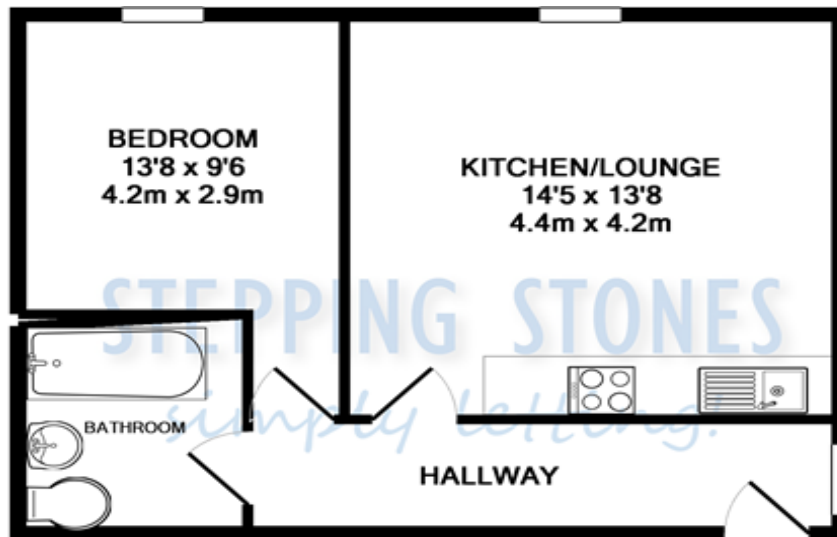
BROAD STREET, BANBURY, OXON, OX16 5BN

£925pcm



An immaculately presented second floor one bedroom apartment. This property is situated in the town centre close to local amenities and main transport links. The property benefits from having laminate flooring throughout and integrated appliances. EPC Rating: C. **Available: 3rd December.**

- 1 Bedroom
- 1 Bathroom
- Electric heating
- Integrated appliances
- Town centre location
- Second floor



TOTAL APPROX. FLOOR AREA 418 SQ.FT. (38.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** Door to front communal aspect.

**BEDROOM ONE:** 13'8 x 10'0 Sash window to front aspect, laminate flooring throughout.

**BATHROOM:** 6'11 x 5'6 Modern white suite comprising bath with shower. Wash hand basin, with rails to hang towels. Low level w/c. Heated towel radiator and vanity mirror with lights. Tiled splash back areas with white and grey effect tiles. Laminate flooring.

**KITCHEN/LIVING ROOM:** 13'11 x 13'8 Sash window to front aspect. Grey high gloss floor fitted and wall mounted units with worktops over. Integrated washing machine, dishwasher and fridge/freezer. Lamona electric hob and oven below. Extractor hood above. Splash back areas tiled with white and grey effect tiles.

**COUNCIL TAX:** Band A

**EPC RATING:** C

**HEATING:** Electric heating

**PARKING:** No car parking

**REFERENCE:** 801

RENT: £ 925.00  
TOTAL DEPOSIT: £ 1,067.30  
HOLDING DEPOSIT: £ 213.46

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.

