STEPPING STONES

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THE LOFTS, PARSONS STREET, BANBURY, OXON, OX16 5LW

£725pcm



We are delighted to present this high specification one bedroom first floor studio located in the heart of Banbury town centre. The property benefits from having gas central heating, integrated appliances and is within walking distance to the train station. EPC Rating: C. **Available: 19th May.**

- 1 Bedroom studio
- Gas central heating
- Town centre location

- 1 Shower room
- Integrated appliances

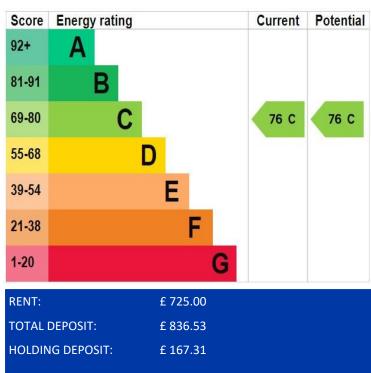
Close to the train station

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264 Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA

GROUND FLOOR 265 sq.ft. (24.6 sq.m.) approx



I O I AL + LOVK AVEA': 205 sq.1, (24.6 sq.m), approx. Whilst every attempt has been made to ensure the accuracy of the floorphar contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mei-takement. This plan is for flustrative 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 operativity or efficiency can be given.



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:** With door to front aspect. **KITCHEN/LOUNGE/BEDROOM:** 20'5 x 11'6 With doors and window to side aspect. Built in storage cupboard. Kitchen comprises floor and wall mounted white high gloss units with worktops over. Four ring electric hob with oven below and extractor hood above. Integrated washing machine and integrated undercounter fridge with freezer compartment.

SHOWER ROOM: Modern white suite comprising low level w/c, wash hand basin and shower cubicle. Heated towel radiator.

HEATING: Gas central heating PARKING: No allocated car parking COUNCIL TAX: Band A EPC RATING: C REFERENCE: 697 WATER & DRAINAGE: Mains connected

To check broadband and phone coverage please visit the Ofcom website: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

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.







