

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
**Telephone:** 01295 275909 • **Email:** info@steppingstonesletting.com



**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

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



TOTAL FLOOR AREA : 265 sq.ft. (24.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be relied on much to 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.  
Made with Metroplan 6/2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 725.00  
TOTAL DEPOSIT: £ 836.53  
HOLDING DEPOSIT: £ 167.31

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.

