

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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**JANET BLUNT HOUSE, GREENHILL, TWYFORD, OX17 3FL**

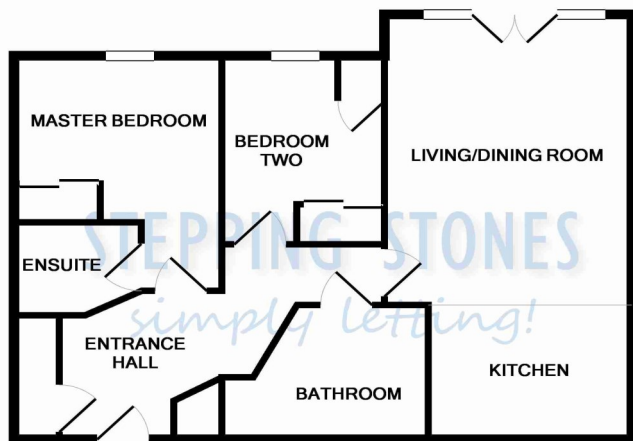
**£1,200pcm**



A tastefully presented two bedroom ground floor apartment situated in a quiet village location close to Banbury. The property benefits from having gas central heating, allocated car parking and integrated kitchen appliances.

**EPC Rating: B. Available: 5th May.**

- 2 Bedrooms
- Gas central heating
- Integrated appliances
- 2 Bathrooms
- Built in wardrobes
- Landscaped gardens



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	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,200.00

TOTAL DEPOSIT: £ 1,384.61

HOLDING DEPOSIT: £ 276.92

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 aspect. Built in storage cupboard and airing cupboard.

**BEDROOM ONE:** 14'10 x 10'7 Window to front aspect. Built in wardrobe.

**EN SUITE:** With modern suite comprising shower cubicle, wash hand basin and low level w/c.

**BEDROOM TWO:** 13'9 x 9'9 Window to front aspect. Built in wardrobe.

**BATHROOM:** Modern suite comprising bath with shower attachment, low level w/c and wash hand basin.

**SITTING ROOM:** 17'6 x 11'2 French doors to front aspect. Open plan to:

**KITCHEN:** 8' x 6'10 With range of modern floor and wall mounted units. Four ring gas hob with electric oven. Integrated fridge/freezer and washer/dryer. Storage cupboard.

**GARDEN:** 10 acres of private communal gardens.

**HEATING:** Gas central heating

**PARKING:** Allocated car parking for one vehicle

**COUNCIL TAX:** Band C

**EPC RATING:** B

**REFERENCE:** 462

**WATER & DRAINAGE:** Mains connected

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