

# STEPPING STONES

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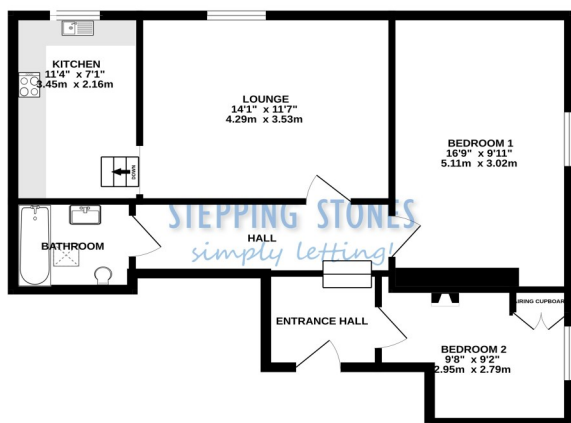


An immaculately presented and two bedroom second floor apartment located in the town centre of Banbury. The property benefits from being very bright, having spacious living areas and integrated kitchen appliances.

EPC Rating: E. **Available: 3rd June.**

- 2 Bedrooms
- Electric heating
- Spacious living areas
- 1 Bathroom
- Town centre location
- Integrated appliances

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, etc. are given for guidance only and are not intended to be relied upon for any purpose. The tenant, licensee and agent accept no responsibility for any loss or damage caused by reliance on the floorplan. The tenant, licensee and agent accept no responsibility for any loss or damage caused by reliance on the floorplan.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

RENT: £ 1,100.00  
TOTAL DEPOSIT: £ 1,269.23  
HOLDING DEPOSIT: £ 253.84

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 rear aspect with steps down to large hallway.

**LOUNGE/DINER:** 14'1 x 11'7 Sash window to front aspect.

**KITCHEN:** 11'4 x 7'1 Sash window to front aspect. Kitchen comprising floor and wall mounted grey units with worktops over. Four ring electric hob with oven below and extractor hood above, Lamona integrated fridge/freezer, washer/dryer and dishwasher.

**BEDROOM ONE:** 16'9 x 9'11 Two sash windows to side aspect.

**BEDROOM TWO:** 9'8 x 9'2 Sash window to side aspect. Built in airing cupboard. Feature fireplace.

**BATHROOM:** Velux window to rear aspect. Fitted white suite comprising low level w/c, basin vanity unit and bath with shower over. Heated towel radiator.

**HEATING:** Electric heating

**PARKING:** No allocated car parking, parking available within the town centre

**COUNCIL TAX:** Band B

**EPC RATING:** E

**REFERENCE:** 849

**WATER & DRAINAGE:** Mains connected

**BROADBAND:** Full Fibre with speeds up to 1Gbps which is 25 times the national average

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

