

STEPPING STONES

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WALTHAM GARDENS, BANBURY, OXON, OX16 4FD

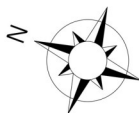
£900pcm



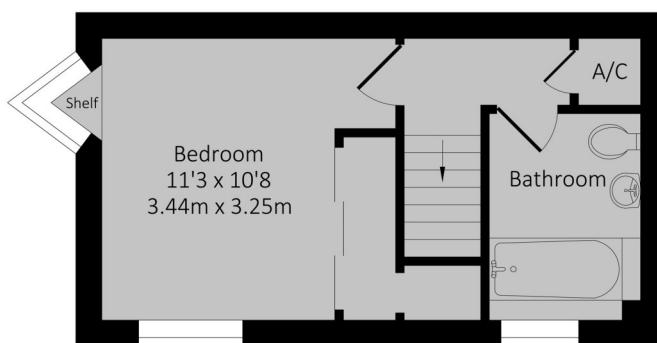
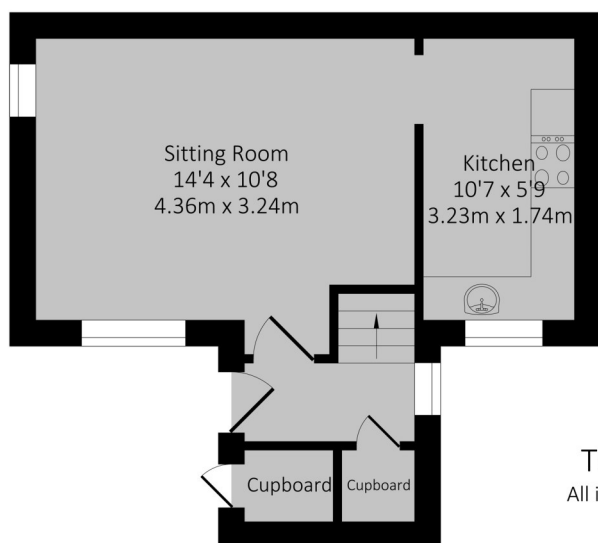
A beautifully presented one bedroom cluster home, which is located in a quiet cul-de-sac close to the M40 motorway and the train station. The property benefits from having electric heating, garden to the front and a communal parking area. EPC Rating: E. **Available: 12th May**

- 1 Bedroom
- 1 Bathroom
- Communal parking area
- Electric heating
- Close to town centre
- Front garden

Ground Floor
Approx. Floor
Area 265 Sq.Ft.
(24.61 Sq.M.)



First Floor
Approx. Floor
Area 219 Sq.Ft.
(20.35 Sq.M.)



Total Approx. Floor Area 484 Sq.Ft. (44.96 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

ENTRANCE HALL: Door leading into the sitting room, built in storage cupboard and window to side aspect. Wood effect flooring throughout.

BEDROOM ONE: 11'3 x 10'8 Windows to front and side aspect. Built in mirror wardrobes.

BATHROOM: Modern white suite comprising bath with electric shower over, w/c and wash hand basin. Splash back areas tiled with modern white tiles. Heated towel rail and window to front aspect.

LOUNGE: 14'4 x 10'8 Spacious living area. Wood effect flooring. Windows to the front and side aspects.

KITCHEN: 10'7 x 5'9 A range of floor fitted and wall mounted units with dark worktops over. Tiled splash back areas. Integrated oven with four ring hob over. Window to front aspect. Wood effect flooring.

HEATING: Electric heating

PARKING: Communal car parking for one vehicle

COUNCIL TAX: Band B

REFERENCE: 739

EPC RATING: E

WATER & DRAINAGE: Mains connected

RENT: £ 900.00
TOTAL DEPOSIT: £ 1,038.46
HOLDING DEPOSIT: £ 207.69

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).

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.

