

STEPPING STONES

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

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BUTCHERS ROW, BANBURY, OXON, OX16 5FB

£1,100pcm

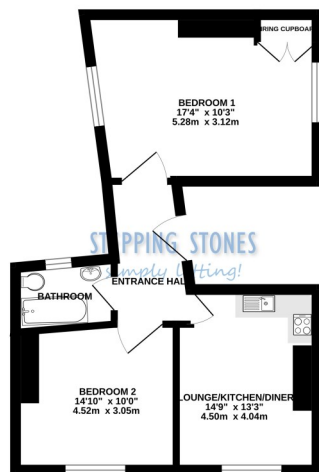


We are delighted to present this two bedroom luxury apartment situated on the top floor in Banbury town centre. The property has been renovated to a very high standard and benefits from being close to all amenities and integrated appliances. EPC Rating: E. **Available: 10th June.**

- 2 Bedrooms
- Electric heating
- Town centre location
- 1 Bathroom
- Close to train station
- High specification

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and other data are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Issue with design 12/2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

RENT: £ 1,100.00

TOTAL DEPOSIT: £ 1,269.23

HOLDING DEPOSIT: £ 253.85

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 side aspect. Intercom entry system.

BEDROOM ONE: 17'4 x 10'3 Dual aspect sash windows. Built in airing cupboard.

BATHROOM: Window to front aspect. Modern white suite comprising low level w/c, basin vanity unit and bath with shower over. Heated towel radiator.

BEDROOM TWO: 14'10 x 10'0 Sash window to rear aspect.

KITCHEN/LOUNGE/DINER: 14'9 x 13'3 Sash window to rear aspect. Kitchen comprising floor and wall mounted units with worktops over, four ring electric hob with oven below and extractor hood above. Lamona integrated fridge/freezer, dishwasher and washer/dryer.

HEATING: Electric heating

PARKING: No allocated car parking

COUNCIL TAX: Band B

EPC RATING: E

REFERENCE: 851

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/>

