

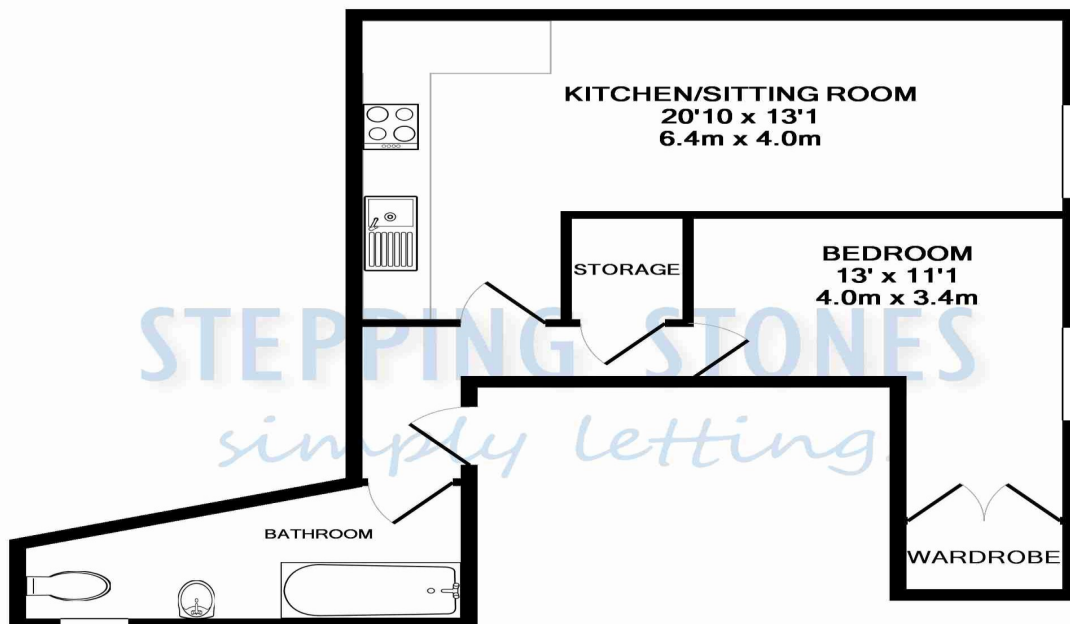
# STEPPING STONES

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



A well presented one bedroom first floor flat that is in the heart of Banbury town centre. The property benefits from having gas central heating, it has one allocated car parking space to the rear and is close to all amenities. EPC Rating: C. **Available: 27th June**

- 1 Bedroom
- 1 Bathroom
- Gas central heating
- Allocated car parking
- Town centre location
- Built in wardrobe



TOTAL APPROX. FLOOR AREA 451 SQ.FT. (41.9 SQ.M.)

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		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 865.00  
TOTAL DEPOSIT: £ 998.07  
HOLDING DEPOSIT: £ 199.61

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 HALL:** Door to front aspect. Storage cupboard.

**LOUNGE/KITCHEN:** 10'10 x 13'1 Comprising modern floor fitted and wall mounted cream kitchen units with built in four ring gas hob with electric oven below and extractor hood above. Window to front aspect.

**BEDROOM ONE:** 13'0 x 11'1 Double bedroom with built in hanging double wardrobes with window to front aspect.

**BATHROOM:** Modern white suite comprising bath with shower over, wash hand basin and low level w/c. Window to rear aspect.

**HEATING:** Gas central heating.

**PARKING:** Allocated car parking for one car to the rear of the block.

**COUNCIL TAX:** Band A

**EPC RATING:** C

**REFERENCE:** 683

#### 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.

