

# STEPPING STONES

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

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**MIDDLETON ROAD, BANBURY, OXON, OX16 3QR**

**£950pcm**



A modern one bedroom flat situated on the Middleton Road in Banbury. The modern property has been finished to a very high standard and offers electric heating, open plan lounge/kitchen area with washing machine and free standing fridge freezer.

**EPC Rating: TBC. Available: Now.**

- 1 Bedrooms
- Electric heating
- Modern furnishings
- 1 Shower room
- Built in wardrobes
- Finished to a high standard

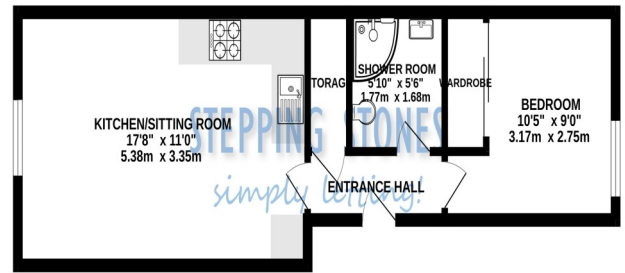
VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA

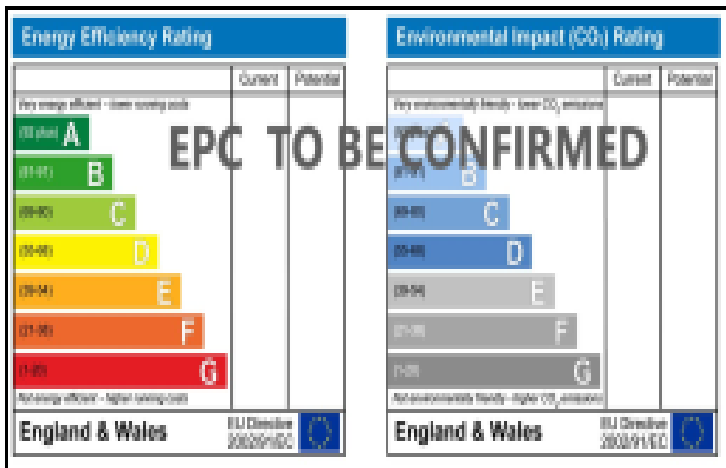




GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 363 sq.ft. (33.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metropex C2025



RENT: £ 950.00  
TOTAL DEPOSIT: £ 1,096.15  
HOLDING DEPOSIT: £ 219.23

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.

**KITCHEN/SITTING ROOM:** 17'8 x 11'0 Window to rear aspect. Modern furnishings including washing machine and freestanding fridge freezer.

**BEDROOM:** 10'5 x 9'0 Window to front aspect. Built in wardrobes.

**SHOWER ROOM:** Suite comprising shower cubicle, low level w/c and wash hand basin.

**HEATING:** Electric heating

**PARKING:** One allocated car parking space at the rear of the property.

**COUNCIL TAX:** Band A

**EPC RATING:** TBC

**REFERENCE:** 837

**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/>

#### 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.

