

STEPPING STONES

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

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MIDDLETON ROAD, BANBURY, OXON, OX16 3QR

£925pcm



A newly renovated one bedroom second floor flat situated in the centre of Banbury. The property has been finished to a very high standard and offers electric heating, open plan lounge/kitchen area with an integrated washing machine and free standing fridge freezer. EPC Rating: TBC. **Available: Now.**

- 1 Bedroom
- Electric heating
- Close to the train station
- 1 Shower room
- Built in wardrobe
- Finished to a high standard

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

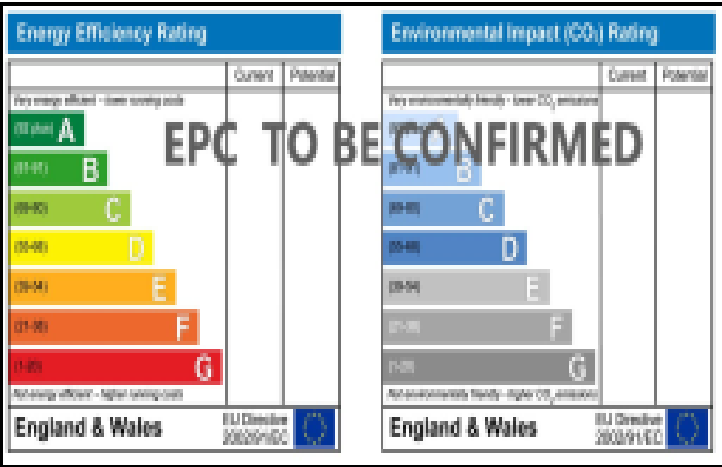
Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA



SECOND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 342 sq.ft. (31.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the measurements. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency. See EPC for more details.
Issue date: 10/02/2023



RENT: £ 925.00

TOTAL DEPOSIT: £ 1,067.30

HOLDING DEPOSIT: £ 213.46

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 rear aspect. Built in storage cupboard.

KITCHEN/SITTING ROOM: 14'11 x 12'0 Window to front aspect. Open plan area with kitchen comprising of floor and wall mounted units with worktops over. Four ring electric hob with oven below. Integrated washing machine and freestanding fridge/freezer.

BEDROOM: 10'7 x 8'8 Window to rear aspect. Built in mirrored 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: TBC

EPC RATING: TBC

REFERENCE: 839

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.

