

# STEPPING STONES

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

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**BUTCHERS ROW, BANBURY, OXON, OX16 5FB**

**£900pcm**



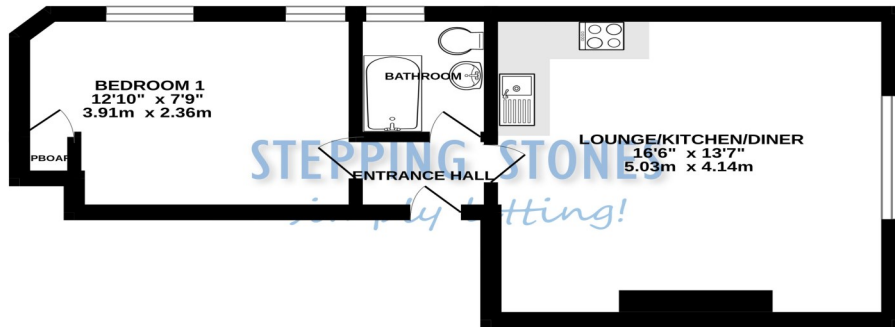
An immaculately presented and modern one bedroom first floor apartment situated in Banbury town centre, within walking distance of the train station. The property has been redeveloped to a very high standard and benefits from having integrated appliances in the kitchen. EPC Rating: E. **Available: 20th August.**

- 1 Bedroom
- Electric heating
- Integrated appliances
- 1 Bathroom
- Town centre location
- 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

## GROUND FLOOR



Whilst every attempt 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 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		75   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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).

**ENTRANCE HALL:** Door to rear aspect.

**BEDROOM ONE:** 12'10 x 7'9 Two sash windows to front aspect. Built in airing cupboard.

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

**LOUNGE/KITCHEN/DINER:** 16'6 x 13'7 Sash window to side aspect. Kitchen comprises modern floor and wall mounted units with worktops over, four ring electric hob with oven below and extractor hood above. Lamona integrated fridge/freezer, washer/dryer and dishwasher.

**HEATING:** Electric heating

**PARKING:** No allocated car parking, however this is located in the town centre so plenty of alternative parking is available

**COUNCIL TAX:** Band A

**EPC RATING:** E

**REFERENCE:** 509

**WATER & DRAINAGE:** Mains connected

**BROADBAND:** Full Fibre with speeds up to 1Gbps which is 25 times the national average

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.

