

STEPPING STONES

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

Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



BROOME WAY, BANBURY, OXON, OX16 3WH

£950pcm



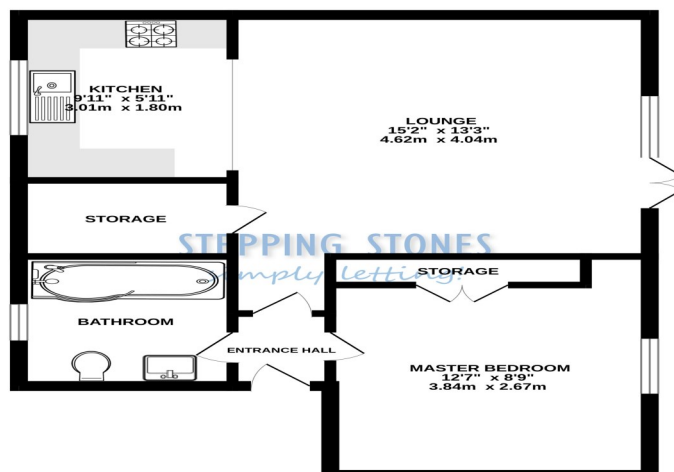
We are pleased to present this beautiful one bedroom ground floor apartment located close to the train station. The property benefits from having one allocated car parking space, built in storage facilities and a communal garden area. EPC Rating: D. **Available: 10th June.**

- 1 Bedroom
- Electric heating
- Close to the town centre
- 1 Bathroom
- Close to train station
- Ground floor

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
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (47.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of flats, windows, rooms and any other part of the property are taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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 side aspect.

BEDROOM ONE: 12'7 x 8'9 Window to rear aspect. Built in double wardrobe.

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

LOUNGE/DINER: 15'2 x 13'3 Window and door to rear aspect. Large built in storage cupboard. Open plan to:

KITCHEN: 9'11 x 5'11 Window to front aspect. Floor fitted and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above.

GARDEN: Rear communal garden area that is laid to lawn

HEATING: Electric heating

PARKING: One allocated car parking space

COUNCIL TAX: Band A

EPC RATING: D

REFERENCE: 348

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.

