

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
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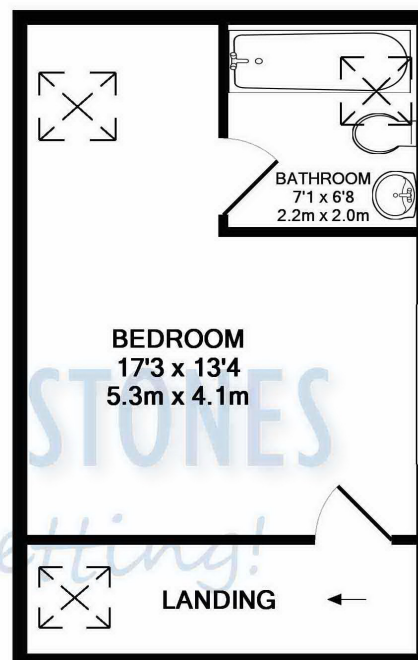
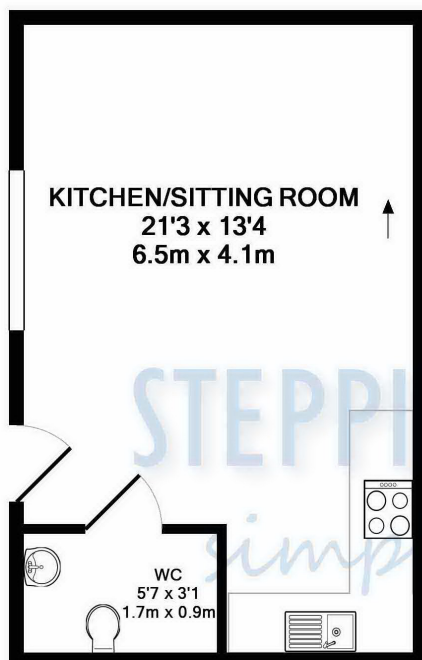
**HALLS LANE, BRACKLEY, NORTHANTS, NN13 6AN**

**£925pcm**



An immaculately presented and modern one bedroom terraced house situated within the sought after village of Brackley. This property benefits from having on street car parking, gas central heating and integrated white goods in the kitchen. EPC Rating: B. **Available: 7th July.**

- 1 Bedroom
- On street car parking
- Popular location
- 1 Bathroom
- Gas central heating
- Integrated white goods



TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.7 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		97   A
81-91	B	81   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**BEDROOM ONE:** 17'3 x 13'4 Large bedroom with Velux window and access to the bathroom.

**BATHROOM:** 7'1 x 6'8 Tiled bathroom consisting of bath with shower over, wash hand basin and low level w/c.

**KITCHEN/LOUNGE:** 21'3 x 13'4 Open plan kitchen and sitting room with window to front aspect. Modern kitchen with wall and floor mounted units consisting of integrated fridge/freezer, dishwasher, extractor fan, four ring electric hob and single oven below.

**CLOAKROOM:** Low level w/c and wash hand basin.

**PARKING:** On street car parking.

**HEATING:** Gas central heating.

**EPC RATING:** B

**COUNCIL TAX:** Band A

**REFERENCE:** 738

**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).

#### 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.

