

STEPPING STONES

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

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



ALMA ROAD, BANBURY, OXON, OX16 4TE

£1,175pcm



A well appointed second floor, two bedroom flat, situated within close proximity to Banbury train station and the town centre. The property benefits from having a generous living space with an open plan lounge/diner, the kitchen comes with white goods included, allocated car parking, electric heating and built in wardrobes.

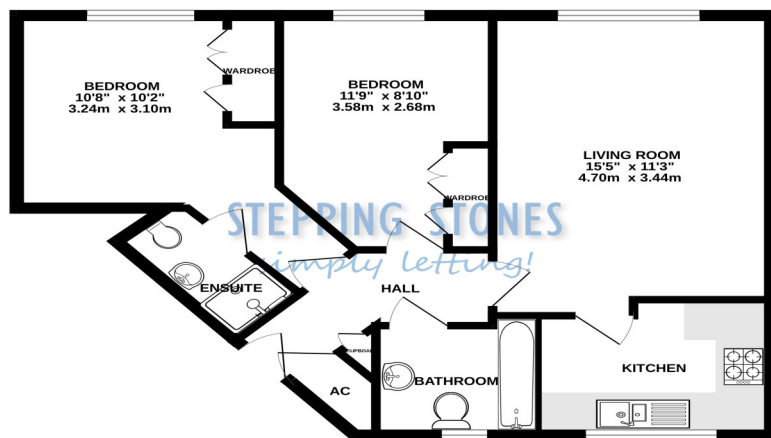
EPC Rating: D. Available: Now

- 2 Bedrooms
- Electric heating
- Close to the train station
- 2 Bathrooms
- Allocated car parking
- Second 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

SECOND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,175.00

TOTAL DEPOSIT: £ 1,355.76

HOLDING DEPOSIT: £ 271.15

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. Two built in storage cupboards.

SITTING ROOM: 15'5 x 11'3 Window to front aspect.

KITCHEN: Window to rear aspect. Floor and wall mounted units with worktops over, four ring electric hob with oven below and extractor above. Integrated washing machine. Freestanding fridge/freezer.

BEDROOM ONE: 10'8 x 10'2 Window to front aspect. Built in wardrobes.

EN SUITE: White suite comprising shower cubicle, low level w/c and wash hand basin.

BEDROOM TWO: 11'9 x 8'10 Window to front aspect. Built in wardrobes.

BATHROOM: Window to rear aspect. White suite comprising bath, low level w/c and wash hand basin. Heated towel radiator.

HEATING: Electric heating

PARKING: One allocated car parking space

COUNCIL TAX: Band B

EPC RATING: D

REFERENCE: 421

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.

