

STEPPING STONES

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

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ST JOHNS PLACE, BANBURY, OXON, OX16 5HP

£1,150pcm



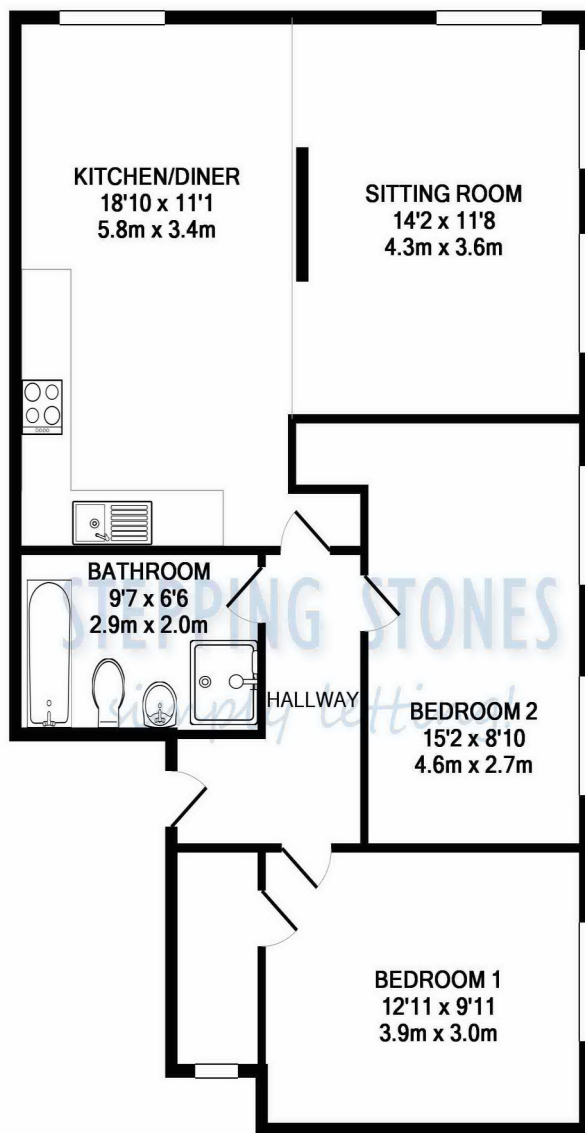
A deceptively spacious two bedroom second floor apartment with electric heating, integrated kitchen appliances and built in storage. This property benefits from being situated in the town centre, within walking distance to the train station and local amenities.

EPC Rating: E. Available: Now

- 2 Bedrooms
- 1 Bathroom
- Town centre location
- Electric heating
- Modern living
- Integrated appliances

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



TOTAL APPROX. FLOOR AREA 798 SQ.FT. (74.2 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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RENT: £ 1,150.00
TOTAL DEPOSIT: £ 1,326.92
HOLDING DEPOSIT: £ 265.38

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

BEDROOM ONE: 12'11 x 9'11 Window to front aspect. Built in cupboard with window.

BEDROOM TWO: 15'2 x 8'10 Windows to front aspect.

KITCHEN/DINER: 18'10 x 11'1 Window to side aspect. A range of floor and wall mounted white high gloss units with worktops over. Four ring electric hob with electric oven below. Integrated washing machine, dishwasher, fridge and freezer.

LOUNGE: 14'2 x 11'8 Dual aspect windows.

BATHROOM: Velux window. With suite comprising bath, wash hand basin and low level w/c. Separate shower cubicle.

HALLWAY: Door to front aspect.

HEATING: Electric heating

EPC RATING: E

COUNCIL TAX: Band B

REFERENCE: 480

