

STEPPING STONES

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

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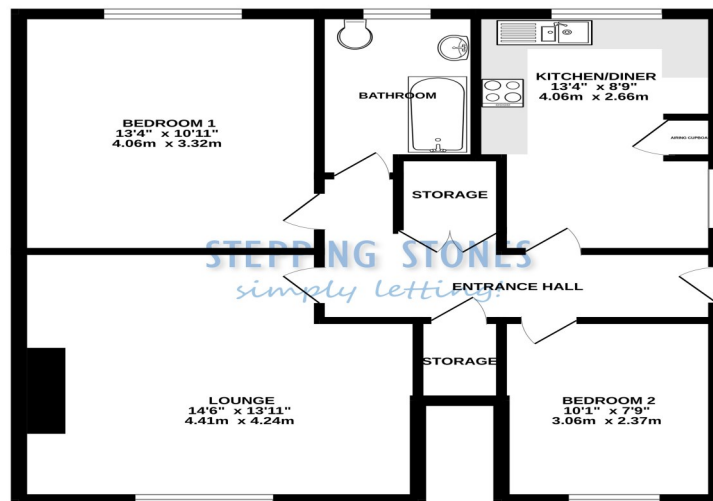
A spacious and immaculately presented two bedroom ground floor apartment located close to the town centre and local amenities. The property benefits from having a large enclosed rear garden, wardrobes in both bedrooms and gas central heating. EPC Rating: C. **Available: 6th November.**

- 2 Bedrooms
- Gas central heating
- Enclosed rear garden
- 1 Bathroom
- Built in storage
- Close to the town centre

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
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.8 sq.m.) approx.
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 operation or efficiency can be given. Made with Metropix 12/2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,200.00
TOTAL DEPOSIT: £ 1,384.61
HOLDING DEPOSIT: £ 276.92

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 large built in storage cupboards.

KITCHEN/DINER: 13'4 x 8'9 Dual aspect windows. Floor and wall mounted units with worktops over, four ring electric hob with oven below.

LOUNGE: 14'6 x 13'11 Spacious lounge with window to front aspect.

BEDROOM ONE: 13'4 x 10'11 Window to rear aspect. Large freestanding wardrobe.

BEDROOM TWO: 10'1 x 7'9 Window to rear aspect. Freestanding wardrobe.

BATHROOM: Window to rear aspect. White suite comprising low level w/c, wash hand basin and bath with shower over.

GARDEN: Large enclosed garden laid to lawn with a patio area. Storage shed.

HEATING: Gas central heating

PARKING: Allocated car parking for one vehicle

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 362

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.

