

STEPPING STONES

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

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



A high specification and spacious one bedroom third floor apartment situated in Banbury town centre. The property benefits from having integrated appliances, a storage cupboard and gas central heating.

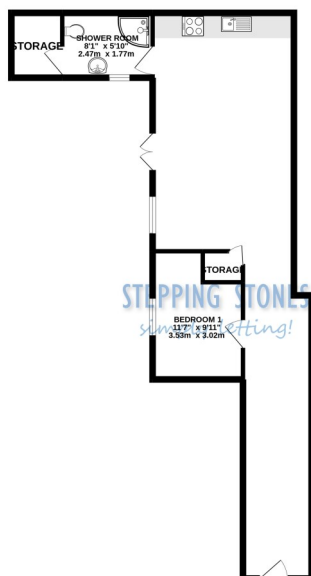
EPC Rating: C. Available: 17th November.

- 1 Bedroom
- 1 Shower room
- Gas central heating
- Integrated appliances
- High specification
- Town centre location

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
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is 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 layout, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the plan.
Made with Metreplan 10/2021



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

RENT: £ 975.00
TOTAL DEPOSIT: £ 1,125.00
HOLDING DEPOSIT: £ 225.00

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.

ENTRANCE HALL: Door to front aspect.

LOUNGE/KITCHEN/DINER: 21'5 x 12'7 Window to side aspect and a Juliette balcony. Open plan, the kitchen comprises wall and floor mounted units with worktops over. Four ring electric hob with oven below and extractor hood above. Integrated undercounter fridge with freezer compartment and washing machine. Built in storage cupboard.

BEDROOM ONE: 11'7 x 9'11 Window to side aspect.

SHOWER ROOM: 8'1 x 5'10 Window to rear aspect.

White suite comprising corner shower cubicle, low level w/c and wash hand basin. Heated towel radiator.

STORAGE: Storage cupboard with light.

HEATING: Gas central heating

PARKING: No allocated car parking

COUNCIL TAX: Band A

EPC RATING: C

REFERENCE: 812

