

STEPPING STONES

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

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WEST STREET, BANBURY, OXON, OX16 3HB

£1,025pcm



A high specification two bedroom basement apartment situated within close proximity of the train station and town centre. The property benefits from having one allocated car parking space, electric heating and is of high specification. EPC Rating: D. **Available: 12th November.**

- 2 Bedrooms
- Electric heating
- Integrated appliances
- 1 Bathroom
- Allocated car parking
- Close to the train station

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
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 456 sq.ft. (42.3 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 for 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		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,025.00

TOTAL DEPOSIT: £ 1,182.69

HOLDING DEPOSIT: £ 236.54

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 side aspect. Built in storage cupboard.

KITCHEN/LOUNGE/DINER: 21'0 x 8'3 Window to front aspect. A range of modern floor and wall mounted units with worktops over, electric hob with oven below. Integrated undercounter fridge with freezer compartment and washer/dryer.

BEDROOM ONE: 11'3 x 9'5 Window to rear aspect.

BEDROOM TWO: 10'11 x 6'6 Window to front aspect.

SHOWER ROOM: Modern suite comprising shower cubicle, low level w/c and wash hand basin.

HEATING: Electric heating

PARKING: One allocated car parking space to the rear of the property.

COUNCIL TAX: Band A

EPC RATING: D

REFERENCE: 352

