

# STEPPING STONES

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

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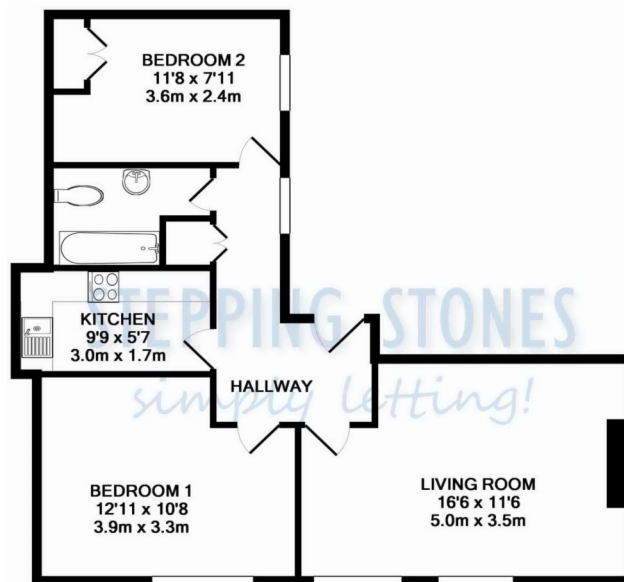
A well presented two bedroom first floor flat, situated in the town centre and it is close to the train station. This property benefits from gas central heating, built in storage and integrated white goods.

**EPC Rating: D. Available: 1st December.**

- 2 Bedrooms
- Integrated white goods
- Town centre location
- 1 Bathroom
- Gas central heating
- Close to 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



TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**RENT:** £ 1,000.00  
**TOTAL DEPOSIT:** £ 1,153.85  
**HOLDING DEPOSIT:** £ 230.77

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).

**BEDROOM ONE:** 12'11 x 10'8 Double bedroom with window to front aspect.  
**BEDROOM TWO:** 11'8 x 7'11 Window to side aspect. Built in airing cupboard.  
**BATHROOM:** Modern white suite comprising bath with shower over, wash hand basin and low level w/c.  
**ENTRANCE HALL:** Built in storage cupboard. Intercom system.  
**LOUNGE:** 16'6 x 11'6 Windows to front aspect.  
**KITCHEN:** 9'9 x 5'7 Kitchen area comprising a full range of fitted wooden units with black worktops over. Four ring electric hob with oven below and extractor hood above. Lino flooring. Integrated fridge and washing machine.  
**HEATING:** Gas central heating  
**PARKING:** No allocated car parking  
**EPC RATING:** D  
**COUNCIL TAX:** Band B  
**REFERENCE:** 442

#### 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.

