

STEPPING STONES

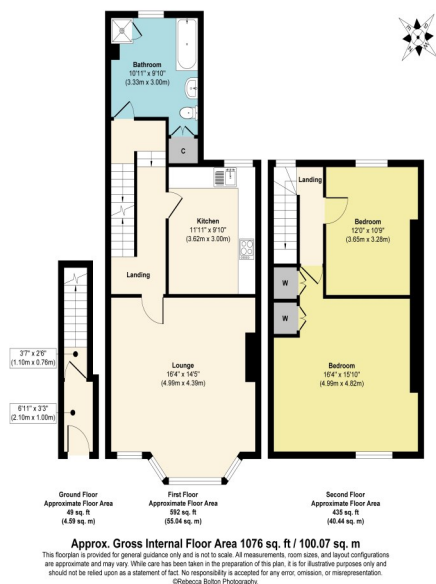
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A beautifully presented two bedroom maisonette that has been finished to a high contemporary standard, just a short walk from Banbury town centre and amenities. This stylish home offers a bright open plan living area, modern kitchen with integrated appliances and gas central heating.

EPC Rating: C. Available: Now

- 2 Bedrooms
- Gas central heating
- On road car parking
- 1 Bathroom
- High specification
- Built in wardrobes



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

RENT: £ 1,195.00

TOTAL DEPOSIT: £ 1,378.85

HOLDING DEPOSIT: £ 275.77

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.

GROUND FLOOR

ENTRANCE HALL: Door to front aspect, with stairs leading to first floor.

FIRST FLOOR

LOUNGE: 16'4 x 14'5 Spacious area with bay window to front aspect.

KITCHEN: 11'11 x 9'10 Window to rear aspect. Newly fitted floor and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above. Integrated dishwasher. Freestanding brand new fridge/freezer.

BATHROOM: 10'11 x 9'10 Window to rear aspect. New modern suite comprising bath with shower attachment, wash hand basin and low level w.c, separate shower cubicle. Built in cupboard which has a brand new freestanding washer/dryer.

LANDING: Stairs leading to second floor.

SECOND FLOOR

BEDROOM ONE: 16'4 x 15'10 Window to front aspect. Built in wardrobes.

BEDROOM TWO: 12'0 x 10'9 Window to rear aspect.

HEATING: Gas central heating

PARKING: On road car parking

COUNCIL TAX: Band C

EPC RATING: C

REFERENCE: 380

