

STEPPING STONES

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

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ALMA ROAD, BANBURY, OXON, OX16 4RL

£1,100pcm

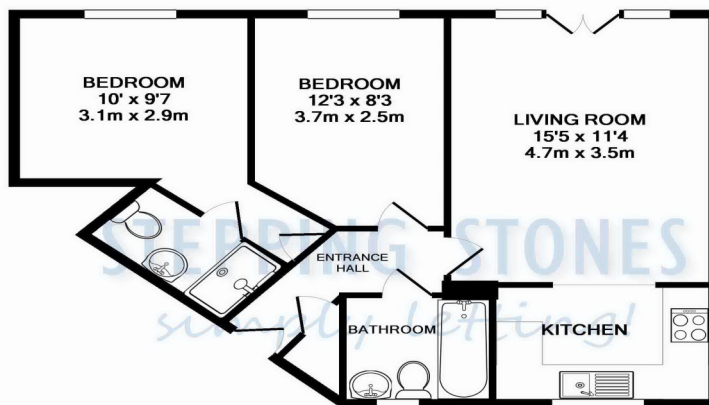


An attractive two bedroom first floor apartment situated within walking distance to the train station and town centre. The property benefits from having an en suite to the master bedroom, open plan kitchen/diner and allocated car parking for one vehicle. EPC Rating: C. **Available: 2nd February.**

- 2 Bedrooms
- 2 Bathrooms
- Allocated car parking
- Close to the train station
- Electric heating
- 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



TOTAL APPROX. FLOOR AREA 570 SQ.FT. (53.0 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		83 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,100.00

TOTAL DEPOSIT: £ 1,269.23

HOLDING DEPOSIT: £ 253.85

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 front aspect. Built in storage cupboard.

BEDROOM ONE: 10' x 9'7 Window to rear aspect.

EN SUITE: Comprising suite of shower cubicle, wash hand basin and low level w/c.

BEDROOM TWO: 12'3 x 8'3 Window to rear aspect.

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

LOUNGE/DINER: 15'5 x 11'4 French doors to rear aspect, open plan to:

KITCHEN: Window to front aspect. With range of fully fitted floor and wall mounted units. Built in four ring electric hob with electric oven below and extractor hood above. Integrated washing machine. Freestanding fridge/freezer.

HEATING: Electric heating

PARKING: Allocated parking for one car

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 702

WATER & DRAINAGE: Mains connected

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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.

