

STEPPING STONES

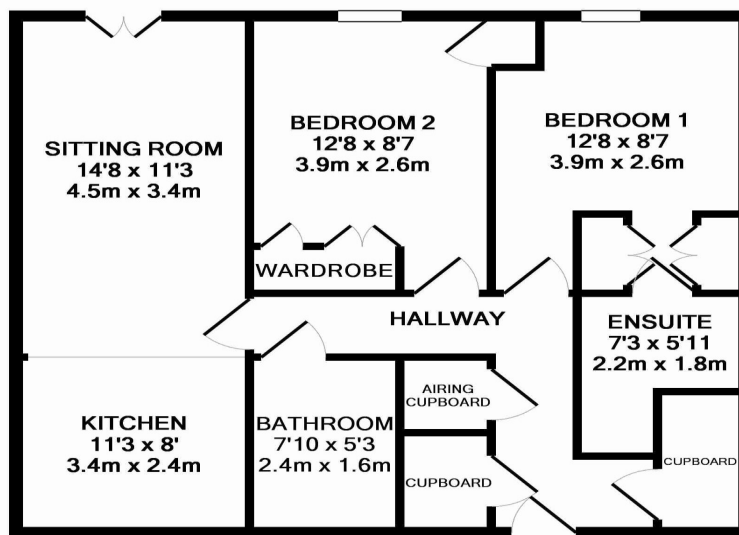
3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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A modern and well presented two bedroom first floor apartment in a gated development. It is located within walking distance of the train station and town centre and benefits from having gas central heating, allocated car parking and built in wardrobes. EPC Rating: B. **Available: 21st January**

- 2 Bedrooms
- 2 Bathrooms
- Gas central heating
- Allocated parking
- Integrated appliances
- Gated development



TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,150.00

TOTAL DEPOSIT: £ 1,326.92

HOLDING DEPOSIT: £ 265.38

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 leading to communal area. Two built in storage cupboards.

KITCHEN: 11'3 x 8' With range of modern light timber effect floor fitted and wall mounted units with worktops over and breakfast bar to match. Four ring gas hob with oven below and extractor hood above. Integrated full height fridge/freezer and dishwasher. Open plan to:
LOUNGE: 14'8 x 11'3 With dining area and open plan to kitchen. Window to front aspect.

BEDROOM ONE: 12'8 x 10'6 With built in hanging wardrobes. Window to front aspect.

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

BEDROOM TWO: 12'8 x 8'7 With built in hanging wardrobes. Window to front aspect.

BATHROOM: Comprising classic white suite of bath, wash hand basin and low level w.c.

HEATING: Gas central heating

PARKING: Allocated car parking for one vehicle. Permit needs to be displayed.

COUNCIL TAX: Band B

EPC RATING: B

REFERENCE: 634

