

STEPPING STONES

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SOUTH BAR STREET, BANBURY, OXON, OX16 9AB

£925pcm



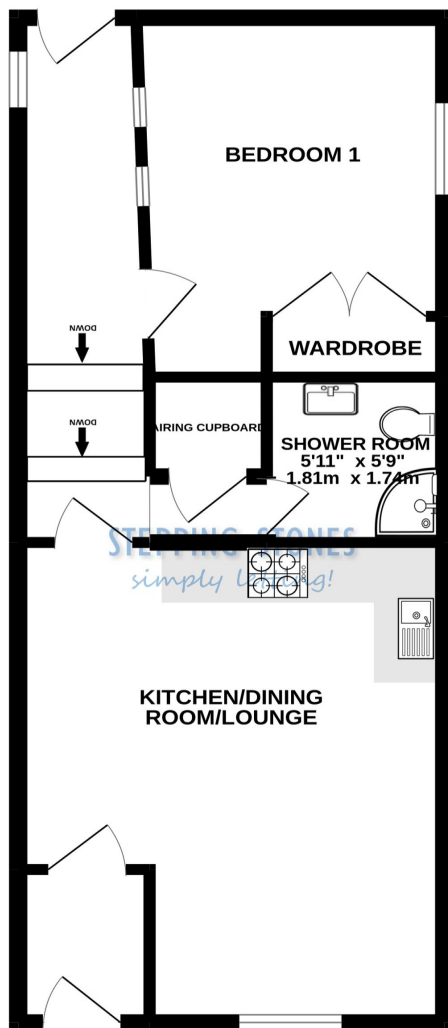
We are delighted to present this recently refurbished one bedroom ground floor apartment located in the heart of Banbury Town Centre. The property benefits from having integrated appliances, built in wardrobe and allocated car parking for one car. EPC Rating: D. **Available: 7th March**

- 1 Bedroom
- Electric heating
- High specification
- 1 Shower room
- Allocated car parking
- Integrated appliances

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
486 sq.ft. (45.2 sq.m.) approx.



RENT: £ 925.00
TOTAL DEPOSIT: £ 1,067.30
HOLDING DEPOSIT: £ 213.46

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	56 D
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect with a porch area.

LOUNGE/KITCHEN/DINER: 13'8 x 17'3 Window to front aspect. Modern kitchen comprising wall and floor mounted grey high gloss units with worktops over. Four ring electric hob with extractor hood above and oven below. Integrated fridge/freezer and washing machine.

BEDROOM ONE: 9'11 x 12'11 Window to side aspect. Built in double wardrobe.

SHOWER ROOM: High specification corner shower cubicle, low level w/c and wash hand basin vanity unit. Vanity mirror.

HEATING: Electric heating

PARKING: Allocated car parking for one car

COUNCIL TAX: Band A

EPC RATING: D

REFERENCE: 835

