

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
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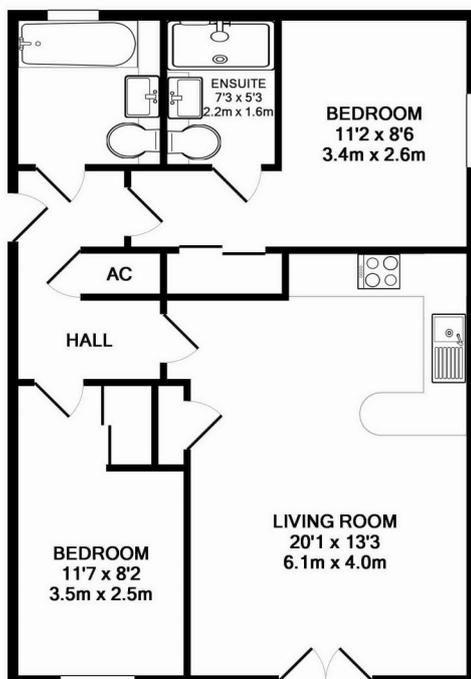
MARSHALL ROAD, BANBURY, OXON, OX16 4QR

£1,150pcm



A modern two bedroom third floor apartment situated in a convenient location for the town centre and train station. The property offers open plan living, en-suite to the master bedroom, white goods and allocated car parking. EPC Rating: C. **Available: 22nd April.**

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



TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 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		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEDROOM ONE: 11'2 x 8'6 With built in double hanging mirrored wardrobes.

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

BEDROOM TWO: 11'7 x 8'2 With built in hanging wardrobes.

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

KITCHEN/LIVING AREA: 20'1 x 13'3 With French doors to Juliette balcony. Kitchen comprising modern floor and wall mounted units. Four ring electric hob with oven below and extractor hood over. Full height integrated fridge/freezer. Washer/dryer.

HEATING: Electric heating.

EPC RATING: C

PARKING: Allocated parking for one car.

COUNCIL TAX: Band B

WATER & DRAINAGE: Mains connected

REFERENCE: 173

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

RENT: £ 1,150.00

TOTAL DEPOSIT: £ 1,326.92

HOLDING DEPOSIT: £ 265.38

The 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.

