

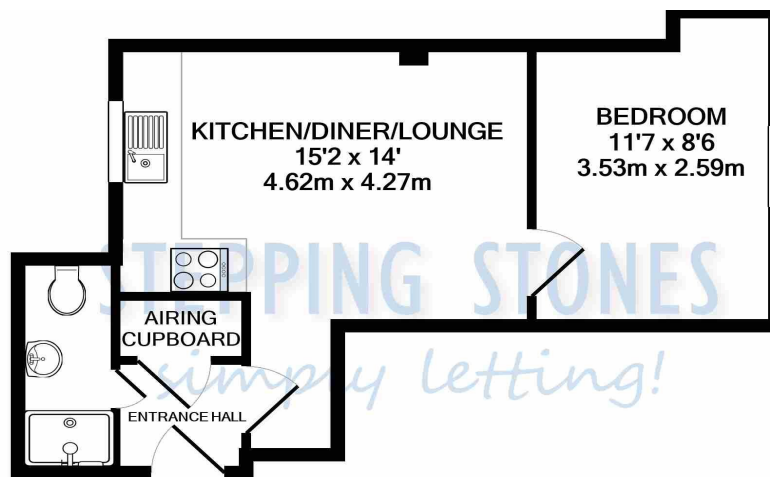
# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
**Telephone:** 01295 275909 • **Email:** info@steppingstonesletting.com



A one bedroom first floor apartment in the heart of Banbury town centre, presented to a very high standard. The property benefits from having white goods and is within walking distance to the train station and local amenities. EPC Rating: D. **Available: 30th July**

- 1 Bedroom
- 1 Shower room
- Electric heating
- Town centre location
- White goods
- High specification



TOTAL APPROX. FLOOR AREA 297 SQ.FT. (27.6 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		
55-68	D	66   D	66   D
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** Door to side aspect. Airing cupboard.

**LOUNGE/KITCHEN/DINER:** 15'2 x 14' Window to rear aspect. Open plan kitchen comprising fitted floor and wall mounted grey high gloss units with worktops over. Four ring electric hob, oven below and extractor hood above. Undercounter fridge with freezer compartment. Washer/dryer.

**BEDROOM ONE:** 11'7 x 8'6 Window to front aspect.

**SHOWER ROOM:** White suite comprising low level w/c, wash hand basin and walk in shower. Heated chrome towel radiator.

**HEATING:** Electric heating

**PARKING:** No allocated parking however there is bicycle storage to the rear of the property.

**COUNCIL TAX:** Band A

**EPC RATING:** D

**REFERENCE:** 484

**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/>

RENT: £ 875.00  
TOTAL DEPOSIT: £ 1,009.62  
HOLDING DEPOSIT: £ 201.92

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.

