

STEPPING STONES

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



CHURCH LANE, BANBURY, OXON, OX16 5LR

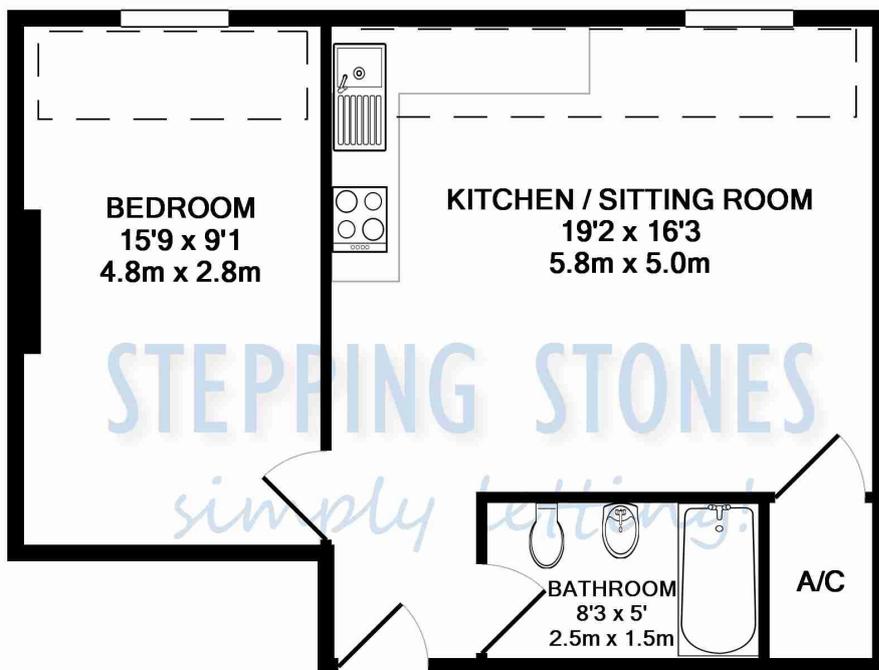
£895pcm



A modern one bedroom flat situated in the centre of Banbury. This property is located close to the train station and offers electric heating, open plan sitting room/kitchen with white goods.

EPC rating: E Available: Now

- 1 Bedroom
- 1 Bathroom
- Town centre location
- Electric heating
- Modern finish
- Third floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	42 E
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect.

BEDROOM: 15'9 x 9'1 Double bedroom with window to front aspect.

BATHROOM: Modern white suite comprising bath with shower attachment, wash hand basin and low level w.c.

SITTING ROOM/ KITCHEN: 16'3 x 14'2 Comprising modern floor fitted and wall mounted kitchen units with built in four ring halogen hob with oven below and extractor hood above. Window to rear aspect. Fridge with freezer compartment. Washing Machine.

HEATING: Electric heating

COUNCIL TAX: Band A

PARKING: No parking with this property

EPC: E

REFERENCE: 379

RENT: £ 895.00

TOTAL DEPOSIT: £ 1,032.69

HOLDING DEPOSIT: £ 206.53

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.

