STEPPING STONES

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



CHERWELL COURT, BRITANNIA ROAD, BANBURY, OXON, OX16 5DE £1,100pcm

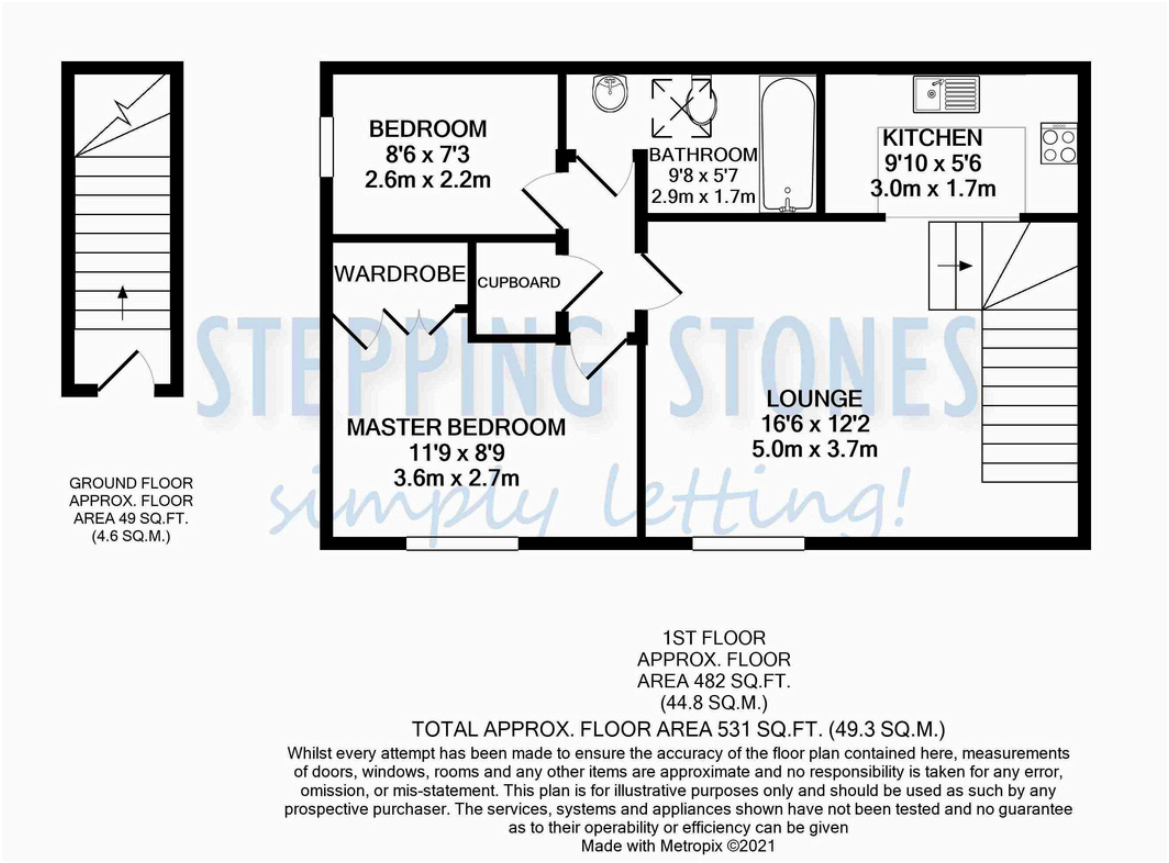




A modern and spacious two bedroom coach house located within walking distance of the town centre and all amenities. The property benefits from having a garage with utility area, gas central heating and kitchen with built in appliances. EPC Rating: C. **Available: 4th December.**

- 2 Bedrooms
- 1 Bathroom
- Integrated appliances
- Gas central heating
- Gated development
- Single garage

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





RENT:	£ 1,100.00
TOTAL DEPOSIT:	£ 1,269.23
HOLDING DEPOSIT:	£ 253.84

Holding deposit is payable when the application is made and is deducted fromthe initial rent iftheapplication 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).

ENTRANCE HALL: With stairs leading to first floor. Door through to garage.

LOUNGE/DINER: 16'6 x 12'2 Window to front aspect. Open plan to:

KITCHEN: With range of modern floor and wall mounted units. Four ring gas hob with electric oven and extractor hood above. Integrated fridge/freezer and dishwasher.

BEDROOM ONE: 11'9 x 8'9 Window to front aspect. Built in double hanging wardrobes.

BEDROOM TWO: 8'6 x 7'3 Window to side aspect.

BATHROOM: Comprising luxury modern suite of bath with shower over, wash hand basin and low level w.c.

HEATING: Gas central heating

PARKING: Single garage with power and light and space to park one vehicle. Separate utility area. Storage cupboard.

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 253

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.