

STEPPING STONES

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MANOR ROAD, BANBURY, OXON, OX16 3JD

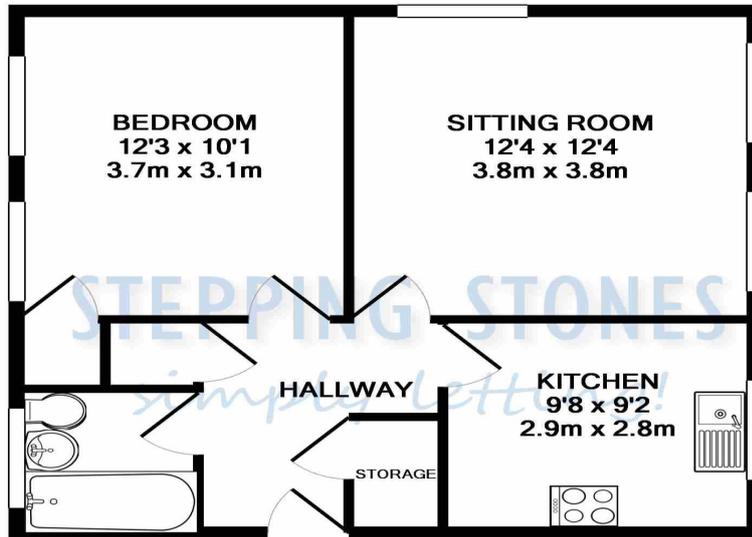
£850pcm



A well presented one bedroom first floor apartment with allocated car parking and gas central heating. This property benefits from being situated in a popular residential area and is close to local amenities.

EPC Rating: C. Available: 22nd May.

- 1 Bedroom
- 1 Bathroom
- Gas central heating
- Allocated car parking
- First floor
- Built in storage



TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.0 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 | 73 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

RENT: £ 850.00
 TOTAL DEPOSIT: £ 980.76
 HOLDING DEPOSIT: £ 196.15

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.



ENTRANCE HALL: Door to side aspect. Built in storage cupboard. Built in airing cupboard.
LOUNGE: 12'4 x 12'4 Two windows to front aspect. Window to side aspect.
KITCHEN: 9'8 x 9'2 Window to front aspect. With range of modern floor and wall mounted units. Four ring electric hob with oven below and extractor hood above.
BEDROOM ONE: 12'3 x 10'1 Two windows to rear aspect. Built in storage.
BATHROOM: White suite comprising low level w.c, wash hand basin and bath with shower over.
HEATING: Gas central heating
PARKING: Allocated parking for one vehicle
COUNCIL TAX: Band A
EPC RATING: C
REFERENCE: 308
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/>