

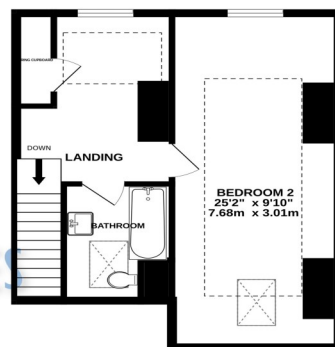
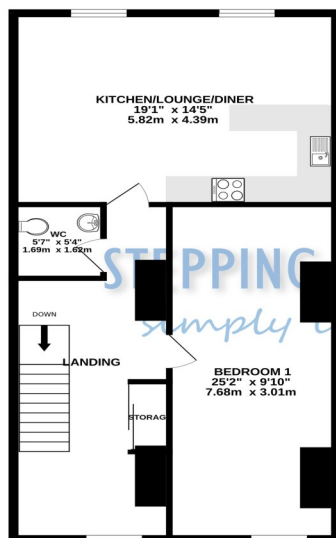
STEPPING STONES

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



We are delighted to present this newly refurbished two bedroom maisonette in the heart of Banbury town centre, close to all amenities. This property has been refurbished to a very high standard and benefits from having white goods and has spacious accommodation throughout. EPC Rating: E. **Available: 25th September**

- 2 Bedrooms
- 1 Bathroom
- Newly refurbished
- High specification
- Spacious accommodation
- White goods



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

RENT: £ 1,250.00
TOTAL DEPOSIT: £ 1,442.30
HOLDING DEPOSIT: £ 288.46

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: Door to front aspect. Stairs leading to first floor.

FIRST FLOOR

KITCHEN/LOUNGE/DINER: 19'1 x 14'5 Windows to rear aspect. Newly fitted kitchen comprising floor and wall mounted units. Four ring electric hob with oven below and extractor hood above. Fridge/freezer.

BEDROOM ONE: 25'2 x 9'10 Window to front aspect.

WC: Low level w.c and wash hand basin. Washer/dryer.

LANDING: Window to front aspect. Built in storage.

SECOND FLOOR

BEDROOM TWO: 25'2 x 9'10 Dual aspect windows.

BATHROOM: Velux window. Newly fitted suite comprising bath with shower over, wash hand basin and low level w.c.

LANDING: Window to rear aspect. Built in airing cupboard.

HEATING: Electric heating

PARKING: No allocated car parking

COUNCIL TAX: Band A

EPC RATING: E

REFERENCE: 469

