STEPPING STONES

3-4 Horsefair · Banbury · Oxfordshire · OX16 0AA
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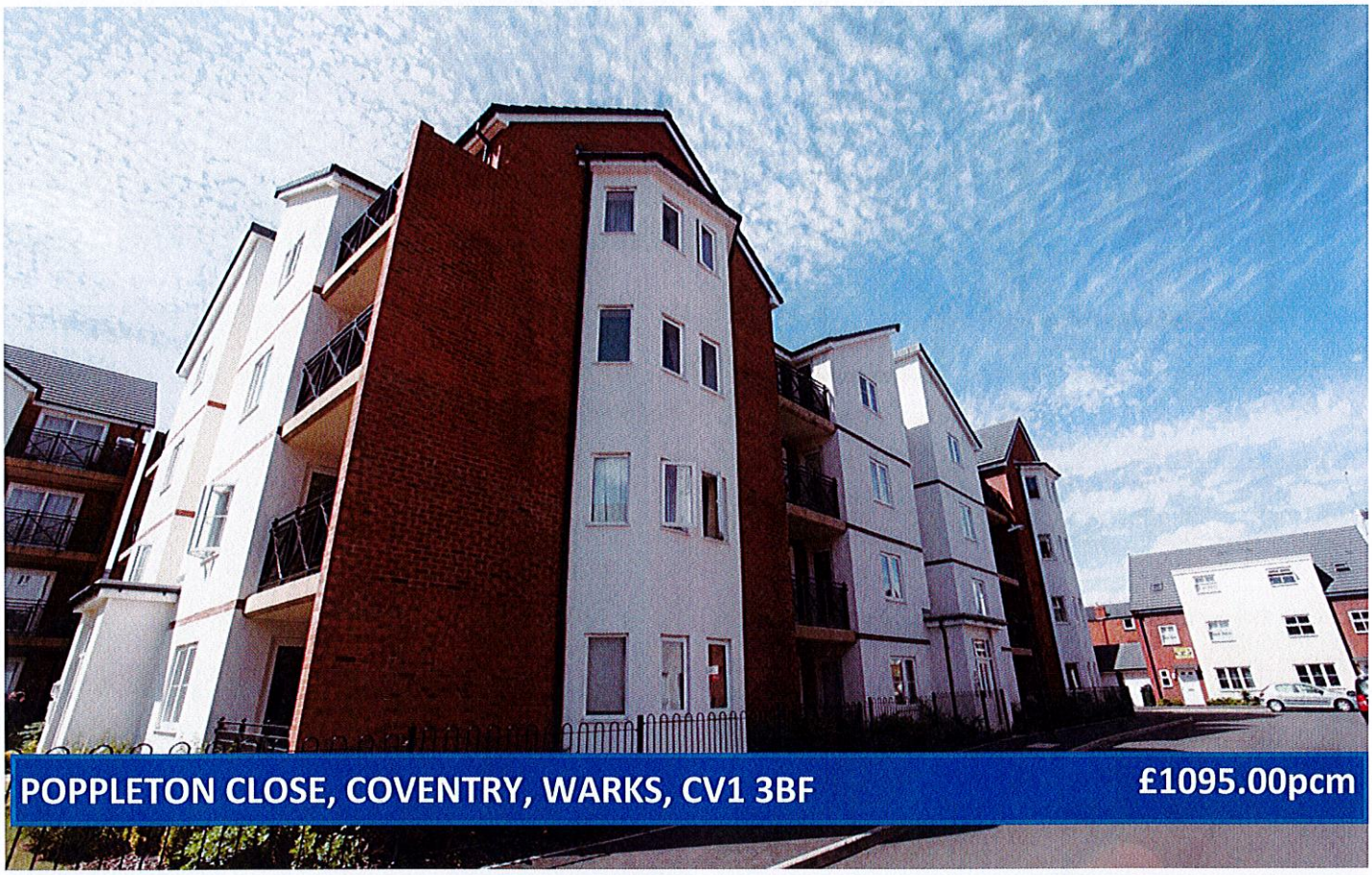


POPPLETON CLOSE, COVENTRY, WARKS, CV1 3BF

£1095.00pcm

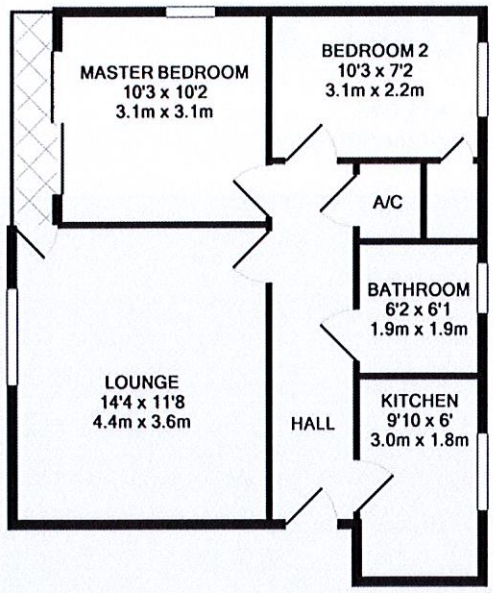




An attractive two bedroom furnished second floor apartment situated within walking distance to the train station and town centre. The property benefits from having allocated car parking for one vehicle, electric heating, and a balcony area. EPC Rating: C. **Available: 12th January**

- 2 Bedrooms
- 1 Bathroom
- Furnished
- Second floor
- Allocated car parking
- Balcony

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



TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.2 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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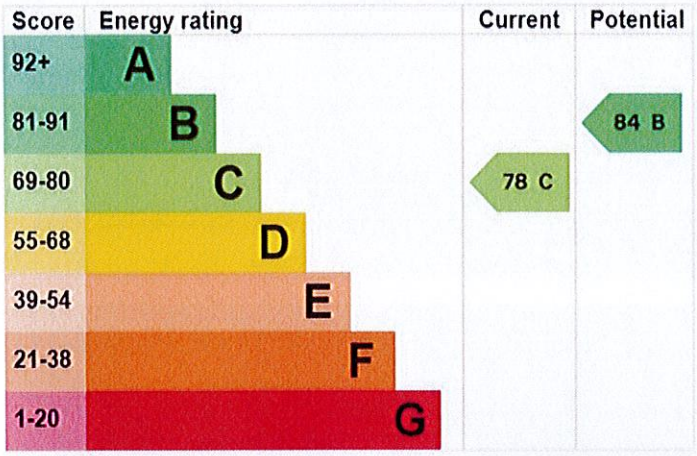

RENT:	£ 1,095.00
TOT AL DEPOSI T:	£ 1,263.46
HOLDING DEPOSIT:	£ 252.69

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).

ENTRANCE HALL: Door to front communal aspect. Intercom system. Built in airing cupboard.
BEDROOM ONE: 10'2 x 10'3 Window to rear aspect. Patio doors to balcony area.
BEDROOM TWO: 10'3 x 7'2 Window to rear aspect.
BATHROOM: 6'1 x 6'2 Modern white suite comprising bath with shower over wash hand basin and low level w.c. Window to rear aspect. Vinyl flooring. Walls tiled to splash back areas.
LOUNGE: 11'8 x 14'4 Window to front aspect. Door leading to balcony area.
KITCHEN: 9'10 x 6'0 Window to rear aspect. Range of white high gloss floor fitted and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above. Vinyl flooring.
HEATING: Electric heating
PARKING: Allocated car parking for one vehicle. Permit required
COUNCIL TAX: Band B
EPC RATING: C
REFERENCE: 341
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/

Imp or tant Noti ce

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 g ive n. T he mea s ure men ts a nd flo o rp lans s up pl ied are for gen eral g ui dance o nly a nd a re not to sc ale. All di mens io ns and c o m pass po s i tio ns are ap pro x ima te and for g u dance o nly and s ho uld not be re lied upo n. P ho to gra p hs are rep ro d uc ed for gene ral info r mation and it c an not be i nfer red t hat a ny item s ho wn is inc l uded in t he letti ng.