

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
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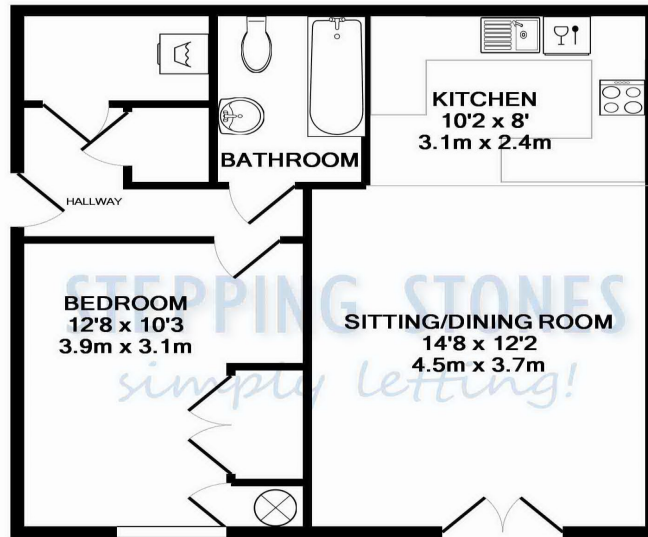
CHERWELL COURT, BRITANNIA ROAD, BANBURY, OXON, OX16 5DE

£995pcm



A well presented one bedroom ground floor apartment which offers allocated parking and gas central heating. This property benefits from being situated in a popular residential area within walking distance to the town centre and train station. EPC rating: C. **Available: 2nd December**

- 1 Bedroom
- 1 Bathroom
- Allocated car parking space
- Gas central heating
- Ground floor
- Gated development



TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.3 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	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 995.00
TOTAL DEPOSIT: £ 1,148.07
HOLDING DEPOSIT: £ 229.61

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.

Built in airing cupboard.

BEDROOM ONE: 12'8 x 10'3 Window to front aspect. Built in double hanging wardrobes.

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

SITTING/DINING ROOM: 14'8 x 12'2 With window to front aspect. Open plan to:

KITCHEN: 10'2 x 8' With range of modern floor and wall mounted units, four ring gas cooker with oven below, extractor hood, integrated fridge/freezer and dishwasher.

HEATING: Gas central heating

COUNCIL TAX: Band A

EPC RATING: C

PARKING: Allocated parking for one car within a gated development. Permit to be displayed.

REFERENCE: 237

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.

