

STEPPING STONES

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

Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



MARSHALL ROAD, BANBURY, OXON, OX16 4QR

£1,175pcm

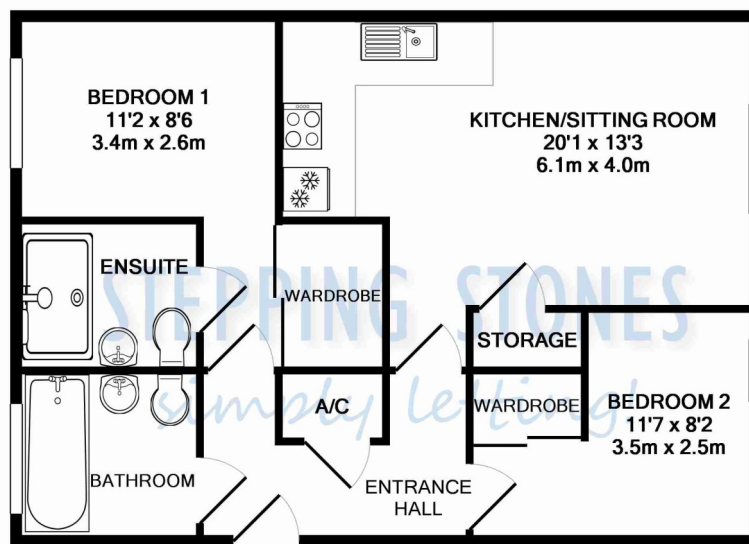


A beautifully presented two bedroom first floor apartment situated within walking distance to the town centre and train station. The property benefits from having integrated white goods, en suite to master bedroom and one allocated car parking space. EPC Rating: C. **Available: 7th October**

- 2 Bedrooms
- 2 Bathrooms
- Electric heating
- Allocated car parking
- Integrated appliances
- Close to the train station

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 671 SQ.FT. (62.3 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		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,175.00

TOTAL DEPOSIT: £ 1,355.76

HOLDING DEPOSIT: £ 271.75

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: With door to front aspect. Built in storage cupboard.

BEDROOM ONE: 11'2 x 8'6 With built in double wardrobe containing a hanging rail and shelves.

EN SUITE: Comprising modern suite of shower cubicle, wash hand basin and low level w.c.

BEDROOM TWO: 11'7 x 8'2 Built in double hanging wardrobe with hanging rail.

BATHROOM: Comprising modern classic white suite of bath, wash hand basin and low level w.c.

LOUNGE/DINER/KITCHEN: 20'1 x 13'3 Open plan with French doors to Juliette balcony. Kitchen comprising with floor and wall mounted units with work tops over. Four ring electric hob with electric oven below and extractor hood above. Integrated full length fridge/freezer.

HEATING: Electric heating

PARKING: One allocated car parking space. Permit required.

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 164

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.

