

STEPPING STONES

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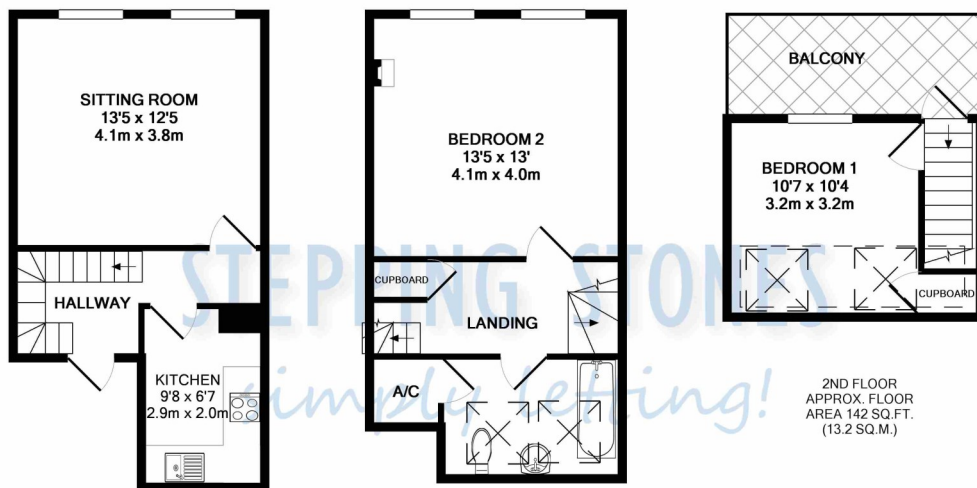
HIGH STREET, BANBURY, OXON, OX16 5JG

£1,050pcm



A modern two bedroom first floor apartment over three floors situated in the town centre within walking distance to the train station. The property benefits from having built in storage, electric heating and a spacious living area. EPC Rating: E. **Available: 12th November**

- 2 Bedrooms
- 1 Bathroom
- Town centre location
- Electric heating
- Spacious living
- Built in storage



GROUND FLOOR
APPROX. FLOOR
AREA 287 SQ.FT.
(26.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 142 SQ.FT.
(13.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 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		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

RENT: £ 1,050.00
TOTAL DEPOSIT: £ 1,211.53
HOLDING DEPOSIT: £ 242.30

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.

BEDROOM ONE: 10'7 x 10'4 Two Velux windows to rear aspect. One window to front aspect. Built in storage cupboard.

BEDROOM TWO: 13'5 x 13'0 Two windows to front aspect. Feature fireplace.

BATHROOM: Modern white suite comprising bath with shower attachment over, wash hand basin and low level w.c. Velux Window. Airing cupboard.

LOUNGE: 13'5 x 12'5 Two windows to front aspect.

KITCHEN: 9'8 x 6'7 Kitchen area comprising a range of fitted floor and wall mounted dark wood units with grey marble effect worktop. Four ring electric hob with oven below and extractor hood above.

EPC RATING: E

HEATING: Electric heating

PARKING: No allocated car parking

WATER & DRAINAGE: Mains connected

COUNCIL TAX: Band B

REFERENCE: 517

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

