

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
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**LOWER CHERWELL STREET, BANBURY, OXON, OX16 5AP**

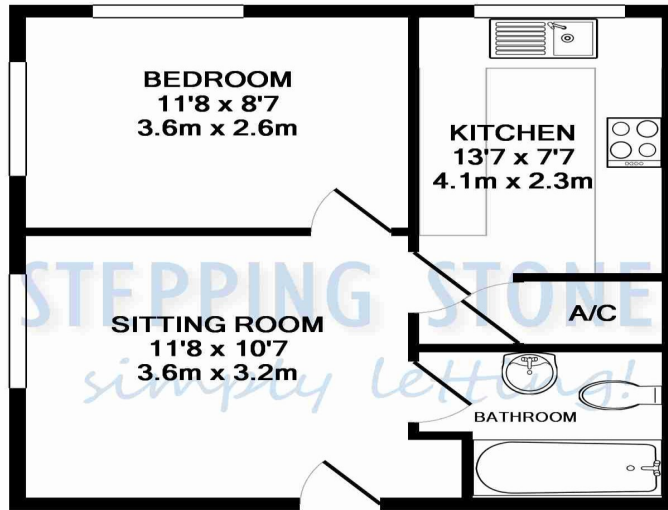
**£945pcm**



A spacious ground floor one bedroom apartment situated within walking distance to the town centre and train station. The property offers gas central heating, character features and allocated car parking for one vehicle.

**EPC Rating: D. Available: 14th September.**

- 1 Bedroom
- 1 Bathroom
- Close to the town centre
- Gas central heating
- Allocated car parking
- Close to the train station



TOTAL APPROX. FLOOR AREA 368 SQ.FT. (34.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**BEDROOM ONE:** 8'7 x 11'8 Dual aspect windows. Hard wood flooring.

**SITTING ROOM:** 11'8 x 10'7 Window to front aspect. Hard wood flooring.

**KITCHEN:** 13'7 x 7'7 Window to side aspect. Tiled flooring. Range of floor fitted and wall mounted Cherry wood units with contrasting black worktops over. Four ring halogen hob with electric oven below. Breakfast bar. Storage cupboard housing boiler. Integrated washing machine. Integrated fridge.

**BATHROOM:** White suite comprising bath with shower off taps, wash hand basin and w/c. Tiled flooring.

**HEATING:** Gas central heating

**PARKING:** One allocated car parking space. Additional visitors parking available.

**COUNCIL TAX:** Band A

**EPC RATING:** D

**REFERENCE:** 606

RENT: £ 945.00

TOTAL DEPOSIT: £ 1090.35

HOLDING DEPOSIT: £ 218.07

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.

