

# STEPPING STONES

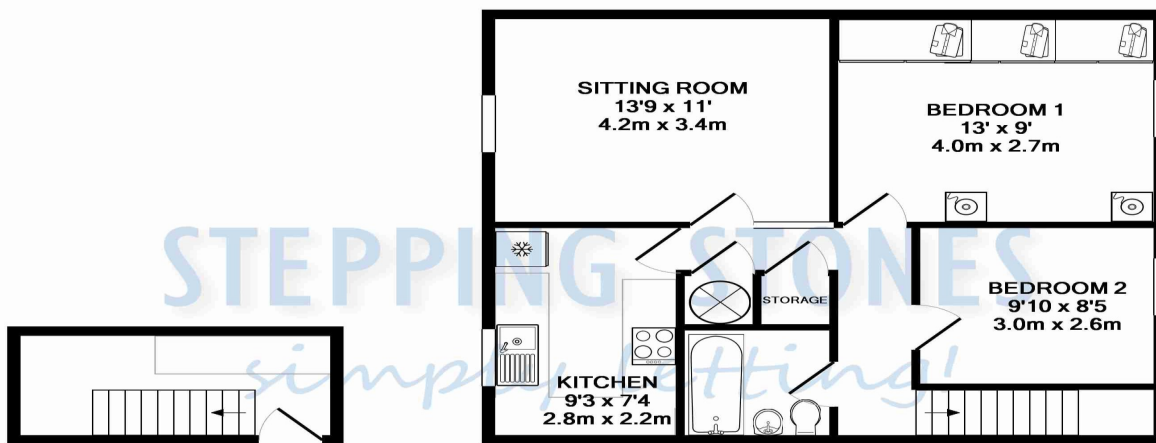
3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
**Telephone:** 01295 275909 • **Email:** info@steppingstonesletting.com



A beautifully presented two bedroom first floor maisonette located on the popular Cherwell Heights development. The property benefits from having an enclosed garden, gas central heating and on road car parking.

EPC Rating: C. **Available: 12th May**

- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Built in wardrobes
- Enclosed garden
- First floor



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 67 SQ.FT.  
(6.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 545 SQ.FT.  
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 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	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** Door to front aspect. Stairs to first floor. Built in storage cupboard. Built in airing cupboard.

**LOUNGE:** 13'9 x 11' Window to front aspect.

**KITCHEN:** 9'3 x 7'4 Window to side aspect. With range of modern floor and wall mounted units. Four ring gas hob with electric oven.

**BEDROOM ONE:** 13' x 9' Window to rear aspect. Fitted wardrobes.

**BEDROOM TWO:** 9'10 x 8'5 Window to side aspect.

**BATHROOM:** Window to side aspect. Comprising suite of bath with shower over, wash hand basin and low level w/c.

**GARDEN:** Enclosed garden mostly laid to lawn. Storage box.

**HEATING:** Gas central heating

**PARKING:** On road car parking to the front with off road car parking to the rear

**COUNCIL TAX:** Band B

**EPC RATING:** C

**REFERENCE:** 344

RENT: £ 1,100.00  
TOTAL DEPOSIT: £ 1,269.23  
HOLDING DEPOSIT: £ 253.84

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

**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.

