

# STEPPING STONES

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



**HIGH STREET, BANBURY, OXON, OX16 5JE**

**£895pcm**

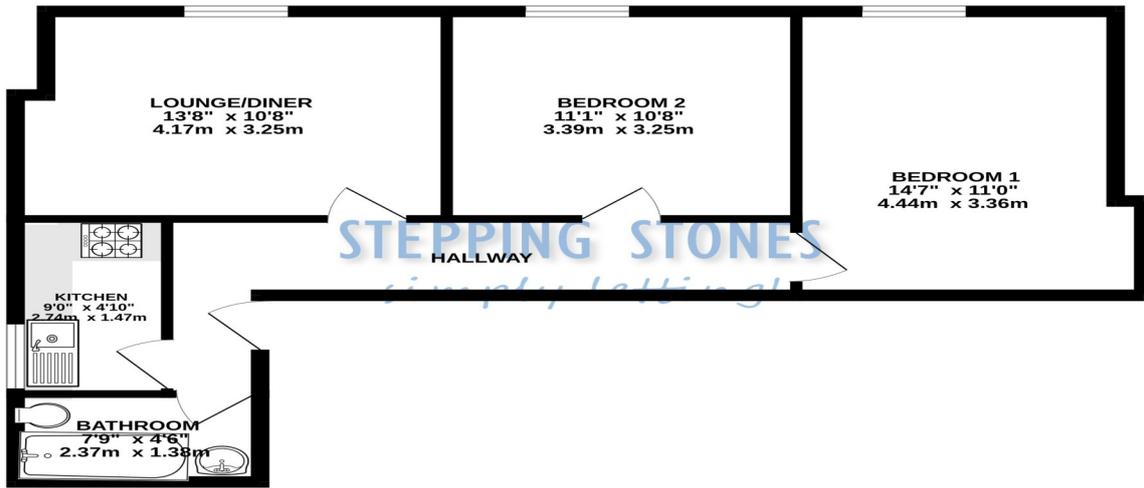


A spacious two bedroom second floor apartment located in Banbury town centre close to all amenities. The property benefits from having gas central heating, two spacious bedrooms and it has been redecorated throughout.

**EPC Rating: C. Available: Now.**

- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Second floor
- Town centre location
- Close to all amenities

GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 52025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** Door to communal hallway.  
**LOUNGE:** 13'8 x 10'8 Full length sash window to front aspect.  
**BEDROOM ONE:** 14'7 x 11'0 Full length sash window to front aspect.  
**BEDROOM TWO:** 11'1 x 10'8 Full length sash window to front aspect.  
**BATHROOM:** Comprising white suite of bath with shower over, wash hand basin and low level w/c.  
**KITCHEN:** Window to side aspect. Comprising floor and wall mounted units with worktops over. Built in four ring gas hob with oven below and extractor hood above.  
**HEATING:** Gas central heating  
**PARKING:** No allocated car parking  
**COUNCIL TAX:** Band A  
**EPC RATING:** C  
**REFERENCE:** 399

RENT: £ 895.00  
 TOTAL DEPOSIT: £ 1,032.69  
 HOLDING DEPOSIT: £ 206.54

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.

