

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
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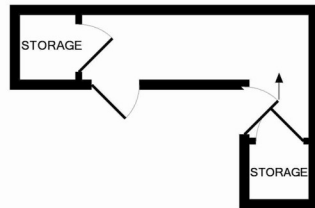
**SOUTH BAR STREET, BANBURY, OXON, OX16 9AF**

**£795pcm**

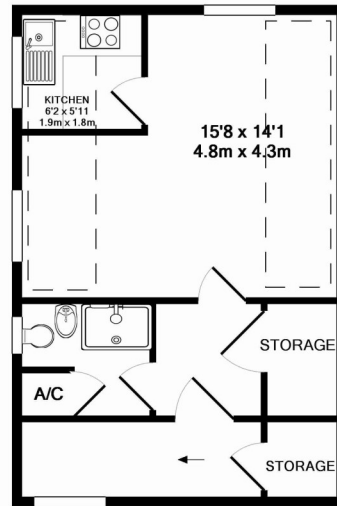


A self contained top floor part furnished one bedroom studio flat located in Banbury town centre. The property benefits from having electric heating and it is within walking distance to the train station. EPC Rating: D. **Available: 9th September**

- 1 Bedroom studio
- 1 Shower room
- Second floor
- Electric heating
- Close to the train station
- Town centre location



GROUND FLOOR  
APPROX. FLOOR  
AREA 71 SQ.FT.  
(6.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 373 SQ.FT.  
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 444 SQ.FT. (41.2 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	62 D	
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** Door to front communal hallway. Two built in storage cupboards.  
**INTERNAL LANDING:** Built in storage cupboard. Intercom door entry phone system.  
**SHOWER ROOM:** Velux skylight. Suite comprising single shower cubicle, wash hand basin and low level w.c. Built in cupboard.  
**BEDROOM/SITTING ROOM:** 15'8 x 14'1 Velux skylight. Window to side aspect.  
**KITCHEN:** Velux skylight. Range of floor and wall mounted units. Four ring electric cooker.  
**HEATING:** Electric heating  
**PARKING:** Subject to negotiation for one parking space around the back  
**COUNCIL TAX:** Band A  
**EPC RATING:** D  
**REFERENCE:** 320

RENT: £ 795.00  
 TOTAL DEPOSIT: £ 917.30  
 HOLDING DEPOSIT: £ 183.46

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.

