

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
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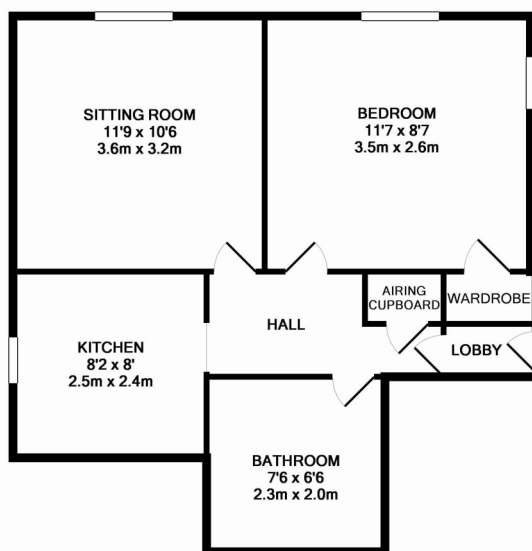
BRITANNIA ROAD, BANBURY, OXON, OX16 5DD

£875pcm



A well presented one bedroom first floor apartment situated within walking distance to the town centre and train station. The property benefits from having one allocated car parking space, electric heating and a built in wardrobe. EPC Rating: D. **Available: 31st July**

- 1 Bedroom
- Allocated car parking
- Close to town centre
- 1 Bathroom
- Electric heating
- Built in wardrobe



TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 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		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

RENT: £ 875.00
 TOTAL DEPOSIT: £ 1,009.61
 HOLDING DEPOSIT: £ 201.92

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).

ENTRANCE HALL: Door to front communal area.

Built in airing cupboard.

BEDROOM ONE: 11'9 x 8'7 Window to front and side aspects. Built in wardrobe.

BATHROOM: White suite comprising bath with shower over, wash hand basin and w.c. Quarry tiled flooring.

SITTING ROOM: 11'9 x 10'6 Window to front aspect.

KITCHEN: Window to side aspect. A range of fitted floor and wall mounted white units with contrasting grey worktops over. Four ring electric hob with oven below and extractor hood above.

HEATING: Electric heating

PARKING: Allocated car parking for one vehicle

COUNCIL TAX: Band A

EPC RATING: D

REFERENCE: 536

WATER & DRAINAGE: Mains connected

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

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.

