

STEPPING STONES

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



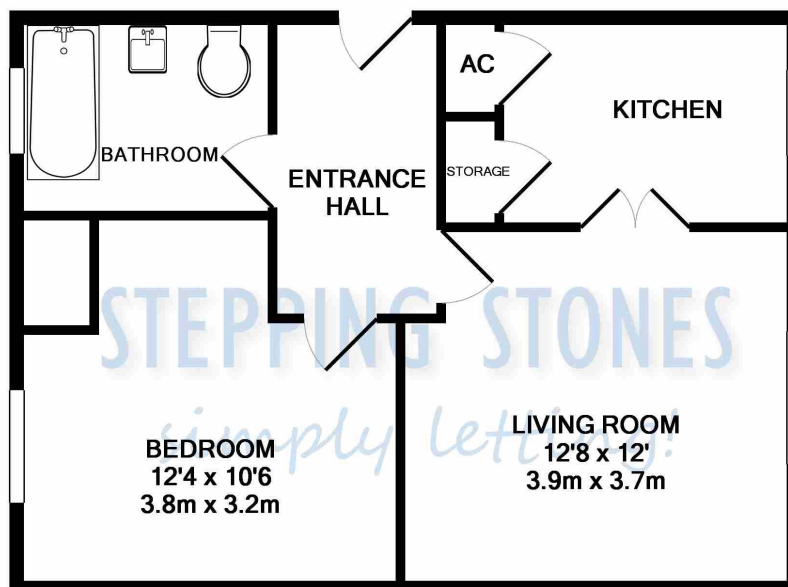
VICTORIA PLACE, BANBURY, OXON, OX16 3NN

£895pcm



A well presented second floor one bedroom apartment with allocated car parking and electric heating. This property is situated within walking distance to the town centre and train station. EPC Rating: B. **Available: 22nd October.**

- 1 Bedroom
- Allocated car parking
- Second floor
- 1 Bathroom
- Electric heating
- Close to amenities



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 895.00

TOTAL DEPOSIT: £ 1,032.69

HOLDING DEPOSIT: £ 206.53

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: With door to front communal access. Entry phone system.

BEDROOM ONE: 12'4 x 10'6 Sash style window to side aspect. Built in hanging wardrobe.

SITTING ROOM: 12'8 x 12' Sash style window to front aspect. Doors through to:

KITCHEN: Sash style windows to front aspect. With range of modern floor and wall mounted units. Four ring electric hob with oven below and extractor hood over.

BATHROOM: Sash style window to side aspect. With suite of bath, basin and low level w.c.

PARKING: Allocated parking for one vehicle

HEATING: Economy 7 electric heating

COUNCIL TAX: Band A

EPC RATING: B

REFERENCE: 641

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.

