

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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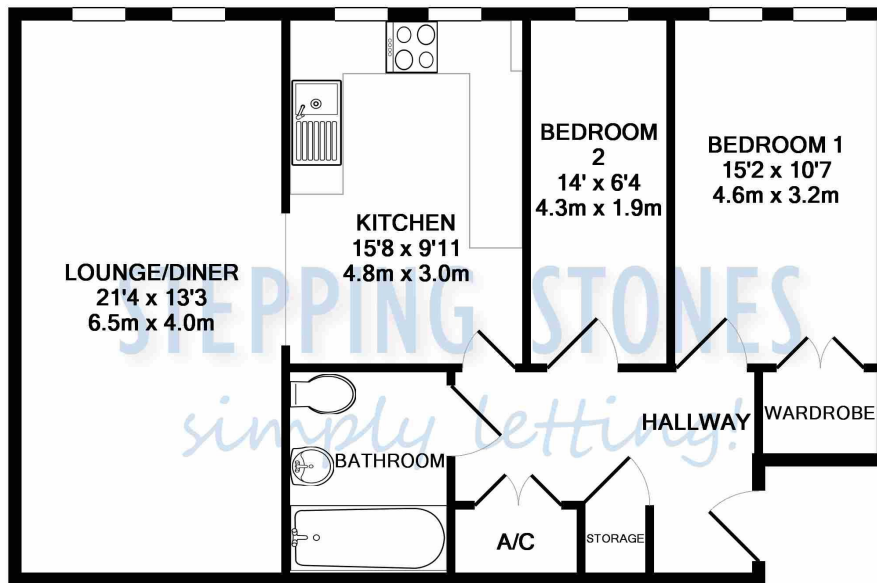
PEOPLES PLACE, WARWICK ROAD, BANBURY, OXON, OX16 0FJ

£1,175pcm



A well presented and modern two bedroom second floor apartment situated within walking distance to the train station. The property benefits from having a built in wardrobe, allocated car parking for one vehicle and electric heating. EPC Rating: D. **Available: 7th January**

- 2 Bedrooms
- 1 Bathroom
- Allocated car parking
- Electric heating
- Town centre location
- Built in wardrobe



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	67 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Built in storage cupboards.

LOUNGE/DINER: 13'3 x 21'4 Two windows to front aspect. Laminate floor. Open plan to:

KITCHEN: 15'8 x 9'11 Two windows to front aspect. A range of white high gloss units from Paul Rosa. Four ring electric hob with oven below and extractor hood above. Integrated washer/dryer.

BEDROOM ONE: 15'2 x 10'7 Two windows to front aspect. Built in wardrobe.

BEDROOM TWO: 6'4 x 14' Window to front aspect. Wood flooring.

BATHROOM: Suite comprising P shaped bath with shower over, low level w/c and wash hand basin.

HEATING: Electric heating

PARKING: Allocated car parking for one vehicle within a gated development

COUNCIL TAX: Band B

EPC RATING: D

REFERENCE: 578

RENT: £ 1,175.00
TOTAL DEPOSIT: £ 1 .355.76
HOLDING DEPOSIT: £ 271.15

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.

