

# STEPPING STONES

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

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**BROOME WAY, BANBURY, OXON, OX16 3WH**

**£875pcm**

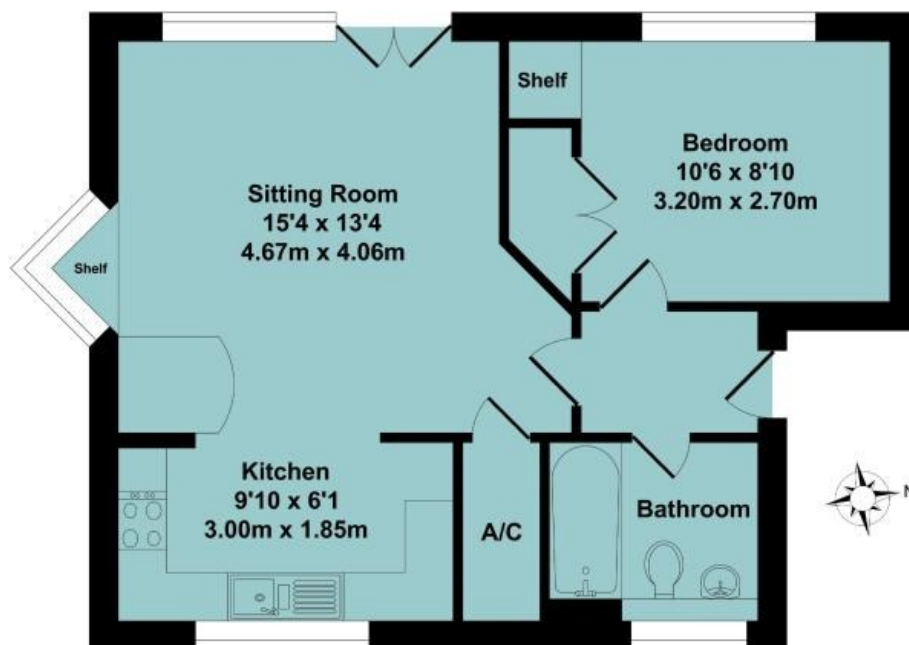


A well presented one bedroom first floor apartment situated close to the town centre and train station. This property benefits from having one allocated car parking space, built in wardrobes and cabling for Sky+ television. EPC Rating: C. **Available: 20th January.**

- 1 Bedroom
- 1 Bathroom
- Allocated car parking
- Electric heating
- First floor
- Built in wardrobe

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA



Total Approx. Floor Area 474 Sq.Ft. (44.02 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	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 side aspect.

**BEDROOM ONE:** 10'6 x 8'10 Double glazed window to rear aspect. Double built in wardrobe.

**BATHROOM:** Window to front aspect, suite comprising bath with electric shower over, tiled splash backs, low level w.c and wash hand basin.

**LOUNGE/DINER:** 15'4 x 13'4 Double glazed door and window to rear aspect. Built in storage cupboard.

**KITCHEN:** 9'10 x 6'1 Double glazed window to front aspect. A range of floor and wall mounted units with worktops over. Built in oven, electric hob and extractor hood.

**PARKING:** One allocated car parking space

**EPC RATING:** C

**HEATING:** Electric heating

**COUNCIL TAX:** Band A

**REFERENCE:** 278

#### 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.

