

# STEPPING STONES

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

**Telephone:** 01295 275909 • **Email:** [info@steppingstonesletting.com](mailto:info@steppingstonesletting.com)



**PARSONS STREET, BANBURY, OXON, OX16 5NA**

**£995pcm**



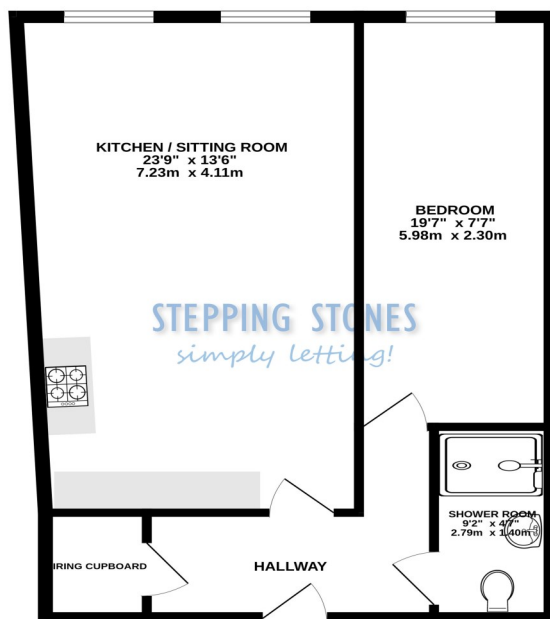
A contemporary and spacious one bedroom second floor apartment situated in Banbury town centre. This property benefits from being within walking distance to the train station and comes with white goods and electric heating . EPC Rating: C. **Available: 7th September**

- 1 Bedroom
- 1 Shower room
- Town centre location
- Electric heating
- Second floor
- Modern finish

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

SECOND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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             |         | 83 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

RENT: £ 995.00

TOTAL DEPOSIT: £ 1,148.07

HOLDING DEPOSIT: £ 229.61

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 aspect. Built in storage cupboard with washing machine and dryer.

**KITCHEN/SITTING ROOM:** 23'9 x 13'6 Windows to rear aspect. With a range of modern floor and wall mounted units. Built in four ring electric hob with oven below and extractor hood above. Integrated fridge/freezer.

**BEDROOM ONE:** 19'7 x 7'7 Window to rear aspect.

**SHOWER ROOM:** 9'2 x 4'7 Modern suite comprising walk in shower cubicle, vanity unit, LED mirror and low level w.c.

**EPC RATING:** C

**HEATING:** Electric heating

**PARKING:** No allocated car parking

**COUNCIL TAX:** Band A

**REFERENCE:** 250

#### 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.

