

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
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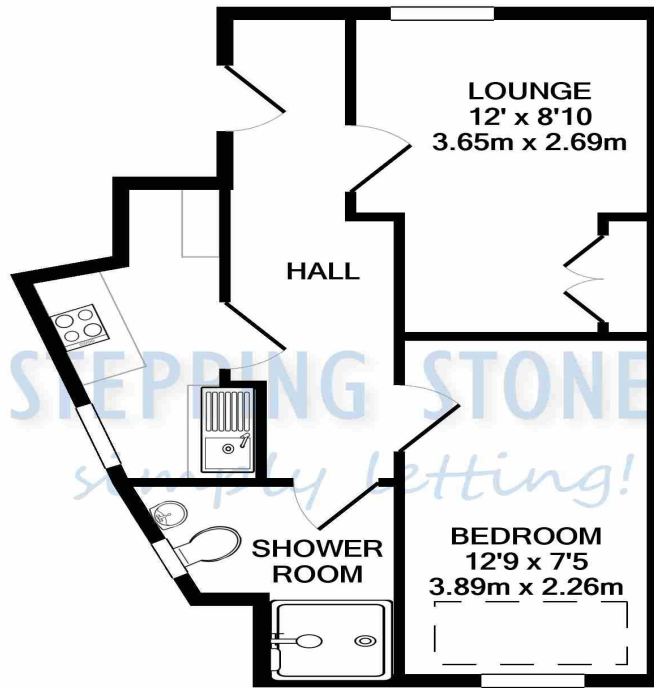
BROUGHTON ROAD, BANBURY, OXON, OX16 9QF

£825pcm



We are delighted to present this one bedroom top floor apartment conveniently located close to the town centre. The property benefits from having electric heating, a built in storage cupboard and white goods. EPC Rating: D. **Available: 6th August**

- 1 Bedroom
- 1 Shower room
- Electric heating
- Close to town centre
- Top floor
- Close to amenities



TOTAL APPROX. FLOOR AREA 359 SQ.FT. (33.3 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: With door to front aspect.
LOUNGE: 12' x 8'10 Window to front aspect. Built in storage.
BEDROOM ONE: 12'9 x 7'5 Window to rear aspect.
SHOWER ROOM: Window to front aspect. Shower cubicle, low level w/c and wash hand basin.
KITCHEN: Window to front aspect. Kitchen comprises floor fitted and wall mounted units with worktops over. Freestanding cooker with electric hob above. Extractor hood. Washing machine and fridge/freezer.
HEATING: Electric heating
PARKING: No allocated car parking
COUNCIL TAX: Band A
WATER & DRAINAGE: Mains connected
EPC RATING: D
REFERENCE: 209

RENT: £ 825.00
 TOTAL DEPOSIT: £ 951.90
 HOLDING DEPOSIT: £ 190.38

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).

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.

