

STEPPING STONES

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

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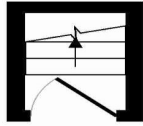
PARKLANDS, BANBURY, OXON, OX16 2SY

£875pcm

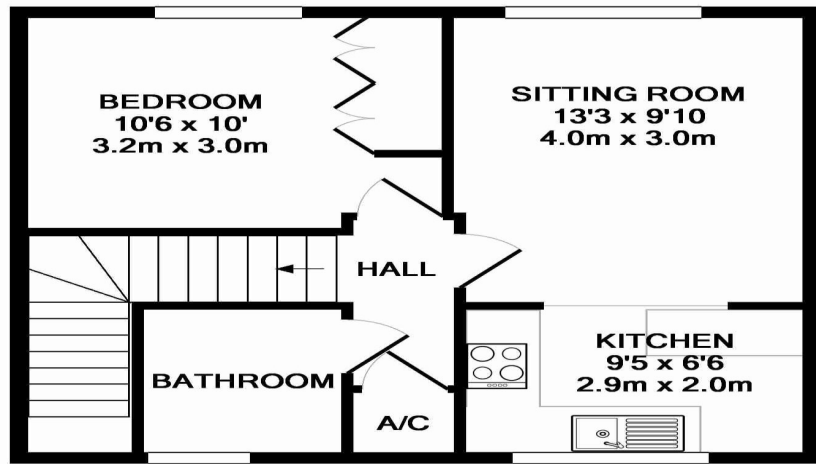


A tastefully presented one bedroom first floor apartment situated in a quiet residential area close to the town centre. The property benefits from having electric heating, allocated car parking for one car and is close to all amenities. EPC Rating: C. **Available: 27th August.**

- 1 Bedroom
- 1 Bathroom
- Electric heating
- Built in wardrobes
- Close to all amenities
- Close to the town centre



ENTRANCE FLOOR
APPROX. FLOOR
AREA 15 SQ.FT.
(1.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 421 SQ.FT. (39.1 SQ.M.)

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	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect. Stairs rising to first floor.

LANDING: Built in airing cupboard. Loft access.

BEDROOM ONE: 10'6 x 10' Window to front aspect. Built in wardrobe.

BATHROOM: White suite comprising bath with shower over, low level w/c and wash hand basin. Window to rear aspect.

LOUNGE: 13'3 x 9'10 Window to front aspect. Fireplace with electric fire and wooden surround. Hard wood flooring.

KITCHEN: Window to rear aspect. A range of floor fitted white units with matching worktops over. Freestanding four ring electric hob and oven. Breakfast bar.

HEATING: Electric heating

PARKING: Allocated car parking for one car. Visitors parking is also available.

COUNCIL TAX: Band A

EPC RATING: C

REFERENCE: 580

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).

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.

