

STEPPING STONES

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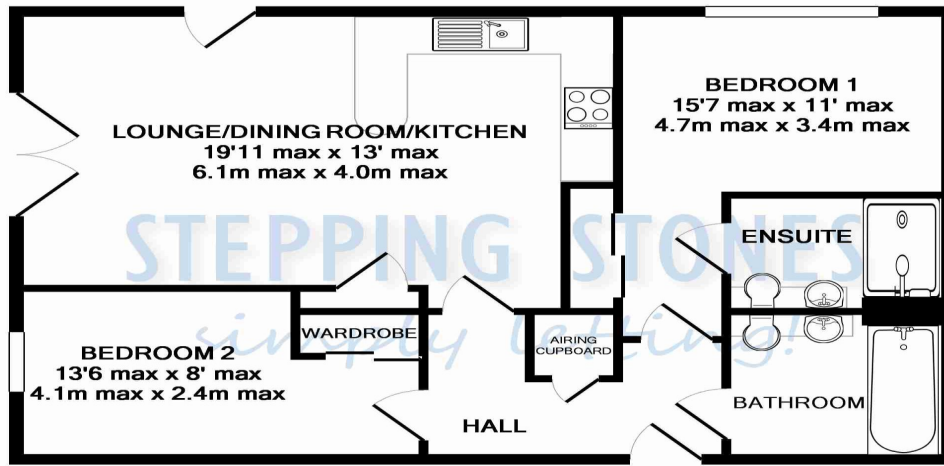
MARSHALL ROAD, BANBURY, OXON, OX16 4QR

£1,175pcm



A two bedroom contemporary top floor apartment situated within walking distance of the train station and town centre. The property benefits from having an en suite to the master bedroom, built in wardrobes and one allocated car parking space. EPC Rating: C. **Available: 16th September**

- 2 Bedrooms
- 2 Bathrooms
- Electric heating
- Allocated car parking
- Close to the train station
- Built in wardrobes



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		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front communal aspect.
LOUNGE/KITCHEN: 19'11 x 13'0 Two Juliette balconies. With range of modern floor and wall mounted units. Breakfast bar. Built in four ring electric cooker with oven below. Integrated fridge/freezer.
BEDROOM ONE: 15'7 x 11'0 Window to rear aspect. Built in wardrobes.
EN SUITE: With modern suite comprising shower cubicle, wash hand basin and low level w.c.
BEDROOM TWO: 13'6 x 8' Window to side aspect. Built in wardrobe.
BATHROOM: Modern suite comprising bath, low level w.c. and wash hand basin.
HEATING: Electric heating
PARKING: Allocated car parking for one vehicle
COUNCIL TAX: Band B
EPC RATING: C
REFERENCE: 671
WATER & DRAINAGE: Mains connected

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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.

