

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
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**LONDON AND COUNTY MEWS, BANBURY, OXON, OX16 5UD**

**£1,050pcm**



Stunning one bedroom first floor flat located in the heart of the town centre, offering a perfect blend of period charm and modern living. Boasting high ceilings, this property is finished to a high specification throughout. Residents can enjoy access to a well maintained shared garden, ideal for relaxing or entertaining. A rare opportunity to live in style and comfort in a prime location. **Available: Now.**

- 1 Bedroom
- 1 Bathroom
- Electric heating
- Town centre location
- Shared courtyard garden
- Integrated appliances

FIRST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 437 sq.ft. (40.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with LettingPro CC2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** Door to front aspect.  
**LOUNGE/KITCHEN/DINER:** 13'4 x 13'2 Window to side aspect. Floor and wall mounted units with worktops over, four ring electric hob with oven below. Integrated washer/dryer, fridge/freezer and dishwasher.  
**BEDROOM ONE:** 13'4 x 9'4 Windows to side aspect.  
**SHOWER ROOM:** Comprising shower cubicle, wash hand basin and low level w.c.  
**GARDEN:** Shared communal gardens  
**HEATING:** Electric heating  
**PARKING:** No allocated parking  
**COUNCIL TAX:** Band A  
**EPC RATING:** C  
**REFERENCE:** 306  
**WATER & DRAINAGE:** Mains connected

RENT: £ 1,050.00  
 TOTAL DEPOSIT: £ 1,211.53  
 HOLDING DEPOSIT: £ 242.30

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.

