

# STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
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We are delighted to present this brand new three bedroom apartment arranged over three thoughtfully designed levels, that been finished to an exceptional standard throughout. The property offers contemporary open plan living, a fully fitted kitchen with integrated appliances and double glazing throughout.

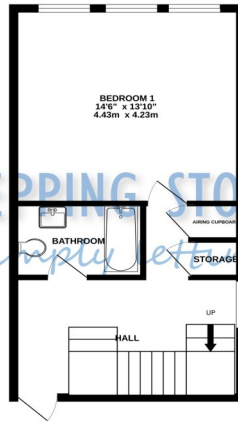
EPC Rating: To be confirmed. **Available: 30th April.**

- 3 Bedrooms
- 2 Bathrooms
- Town centre location
- Newly refurbished
- First floor
- High specification

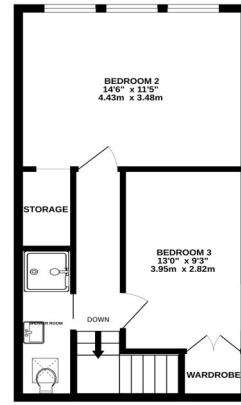
1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



3RD FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



STEPPING STONES  
simply letting!

TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

EPC TO BE CONFIRMED

**ENTRANCE:** Door to rear aspect. Video intercom entry system.

**KITCHEN/DINER/SITTING ROOM:** 24'10 x 14'6 Windows to front aspect. Kitchen comprising floor and wall mounted units with worktops over. Induction hob, integrated fridge/freezer, and oven. Seperate island with integrated wine cooler.

**UTILITY AREA:** Freestanding washing machine.

**BEDROOM ONE:** 14'6 x 13'10 Windows to front aspect.

**BATHROOM:** Brand new suite comprising bath with shower over, low level w.c. and vanity unit.

**LANDING:** Window to side aspect. Built in airing cupboard. Built in storage cupboard.

**BEDROOM TWO:** 14'6 x 11'5 Windows to front aspect. Walk in wardrobe.

**BEDROOM THREE:** 13'0 x 9'3 Window to side aspect. Built in wardrobe.

**SHOWER ROOM:** Velux window. Brand new suite comprising shower cubicle, wash hand basin and low level w.c.

**HEATING:** Electric heating. Wet system

**PARKING:** No allocated car parking

**COUNCIL TAX:** To be confirmed

**EPC RATING:** To be confirmed

**REFERENCE:** 306

RENT: £ 1,600.00  
TOTAL DEPOSIT: £ 1,846.15  
HOLDING DEPOSIT: £ 369.23

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.

