STEPPING STONES

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PADBURY DRIVE, BANBURY, OXON, OX16 4QT

£1,200pcm



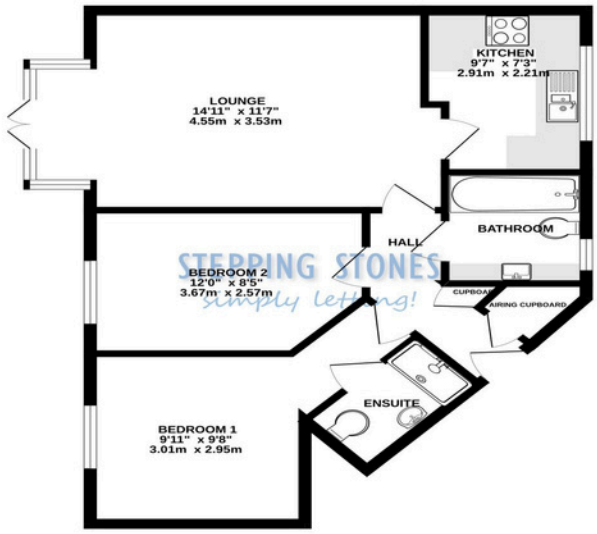


A spacious two bedroom ground floor apartment situated within walking distance of the train station and town centre. The property benefits from having one allocated car parking space, white goods and electric heating. EPC Rating: C. **Available: 20th January.**

- 2 Bedrooms
- 2 Bathrooms
- Electric heating
- Ground floor
- Allocated car parking
- Close to the train station

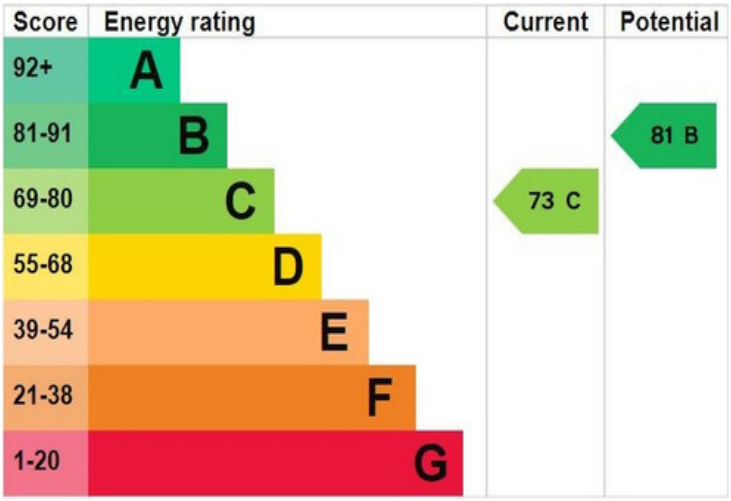
VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264
Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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RENT:	£ 1,200.00
TOTAL DEPOSIT:	£ 1,384.62
HOLDING DEPOSIT:	£ 276.92

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).

ENTRANCE HALL: Communal key fob entry system. Flat door to side aspect. Built in airing cupboard.
KITCHEN: 9'7 x 7'3 Window to rear aspect. Floor and wall mounted units with worktops over. Four ring electric hob with oven below.
LOUNGE: 14'11 x 11'7 French doors to the front.
BATHROOM: Window to rear aspect. White suite comprising bath, low level w.c and wash hand basin.
BEDROOM TWO: 12'0 x 8'5 Window to front aspect.
BEDROOM ONE: 9'11 x 9'8 Window to front aspect.
EN SUITE: Suite comprising shower cubicle, wash hand basin and low level w.c.
HEATING: Electric heating
PARKING: One allocated car parking space
COUNCIL TAX: Band C
EPC RATING: C
REFERENCE: 393

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.