

STEPPING STONES

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



LONDON AND COUNTY MEWS, BANBURY, OX16 5UD

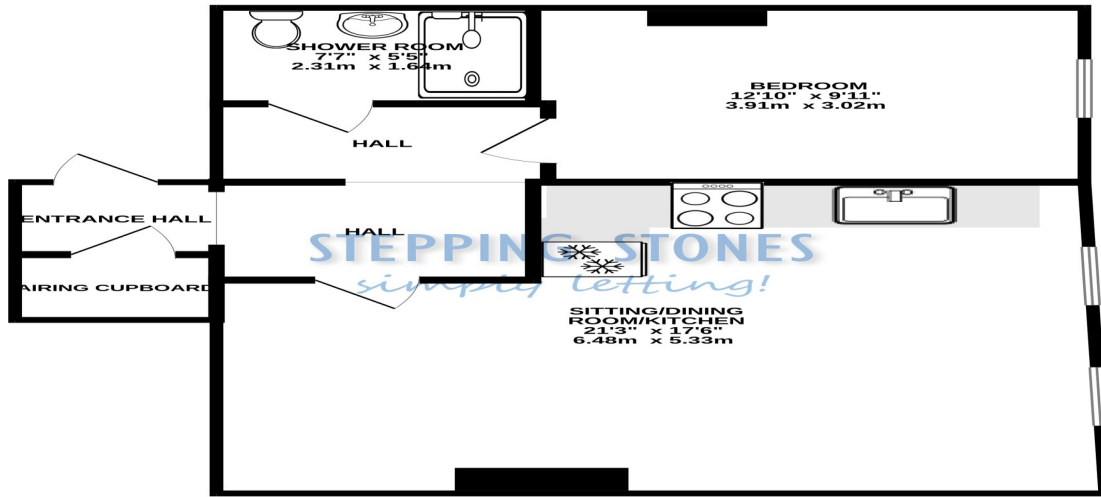
£1,150pcm



Stunning one bedroom 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. EPC Rating: C. **Available: 10th July**

- 1 Bedroom
- 1 Bathroom
- Electric heating
- Town centre location
- Shared courtyard garden
- Top floor

GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,150.00
TOTAL DEPOSIT: £ 1,326.92
HOLDING DEPOSIT: £ 265.38

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: Door to front aspect. Built in airing cupboard.

LOUNGE/KITCHEN/DINER: 21'3 x 16'6 Open plan living kitchen, diner lounge area with windows looking out onto the high street. Floor and wall mounted units with worktops over, four ring electric hob with oven below. Integrated washing machine, fridge/freezer and dishwasher.

BEDROOM ONE: 12'10 x 9'11 Window looking out onto the high street.

SHOWER ROOM: Modern suite comprising walk in shower, wash hand basin and low level w.c.

GARDEN: Shared communal garden

HEATING: Electric heating

PARKING: No allocated parking

COUNCIL TAX: Band A

EPC RATING: C

REFERENCE: 329

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/>

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.

