STEPPING STONES

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CHERWELL COURT, BRITANNIA ROAD, BANBURY, OXON, OX16 5DE £1,100pcm

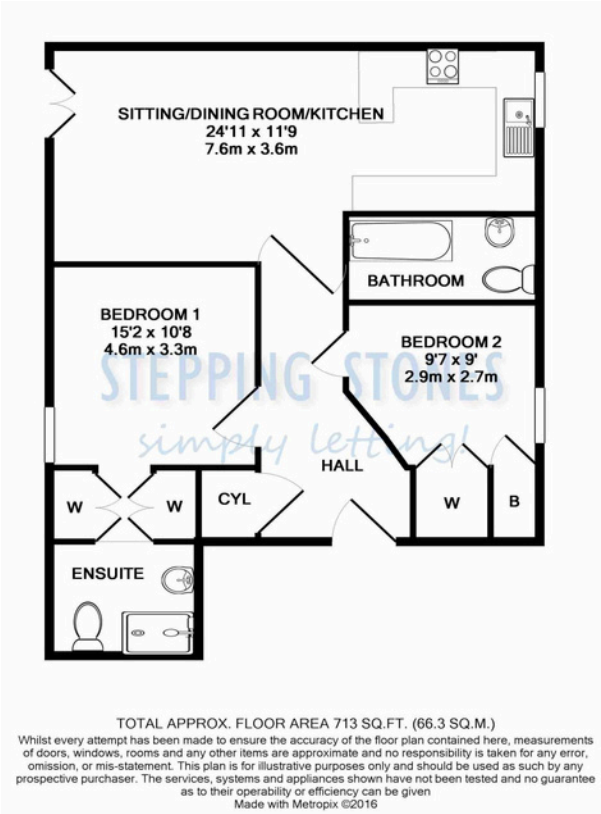




A well presented two bedroom second floor apartment with one allocated car parking space and gas central heating. This property benefits from being situated in a popular residential area, within walking distance to the town centre and train station. EPC Rating: C. **Available: 8th January.**

- 2 Bedrooms
- 2 Bathrooms
- Integrated appliances
- Gas central heating
- Close to train station
- Close to town centre

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





RENT: £ 1,100.00
TOTAL DEPOSIT: £ 1,269.23
HOLDING DEPOSIT: £ 253.84

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 communal hallway. Built in storage.
BEDROOM ONE: 15'2 x 10'8 Window to rear aspect. With built in double hanging wardrobes.
EN-SUITE: Comprising modern suite of shower cubicle, wash hand basin and low level w/c.
BEDROOM TWO: 9'7 x 9' Window to front aspect. With built in hanging wardrobe.
BATHROOM: Comprising modern suite of bath, wash hand basin and low level w/c.
SITTING ROOM: 14'8 x 10'9 With dining area.
KITCHEN: Window to front aspect. With range of modern floor and wall mounted units. Built in four ring gas cooker, dishwasher and fridge/freezer.
PARKING: One allocated car parking space within a gated development.
HEATING: Gas central heating.
EPC RATING: C
COUNCIL TAX: Band B
REFERENCE: 219

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.