

STEPPING STONES

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

Telephone: 01295 275909 • Email: info@steppingstonesletting.com



ALMA ROAD, BANBURY, OXON, OX16 4RQ

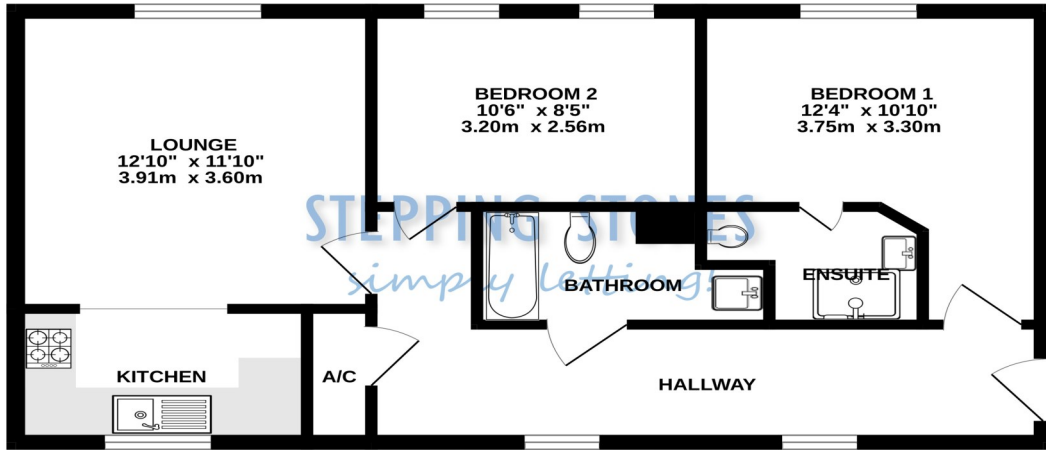
£1,200pcm



A tastefully presented two bedroom second floor apartment located very close to the train station and town centre. The property benefits from having an en suite to the master bedroom, one allocated car parking space and electric heating. EPC Rating: D. **Available: Now**

- 2 Bedrooms
- 2 Bathrooms
- Electric heating
- Close to train station
- Close to all amenities
- Close to the town centre

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 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		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front communal hallway. Built in storage cupboard.

BEDROOM ONE: 12'4 x 10'10 Window to front aspect.

EN SUITE: Comprising suite of shower cubicle, wash hand basin and low level w.c.

BEDROOM TWO: 10'6 x 8'5 Two windows to front aspect.

BATHROOM: Comprising suite of bath, wash hand basin and low level w.c.

LOUNGE: 12'10 x 11'10 Window to front aspect. Open plan with the kitchen.

KITCHEN: Window to rear aspect. Comprising floor and wall mounted units with worktops over. Four ring induction hob with oven below and extractor hood above.

HEATING: Electric heating

PARKING: One allocated car parking space to the rear of the property

COUNCIL TAX: Band B

EPC RATING: D

REFERENCE: 243

RENT: £ 1,200.00

TOTAL DEPOSIT: £ 1,384.61

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).

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.

