

STEPPING STONES

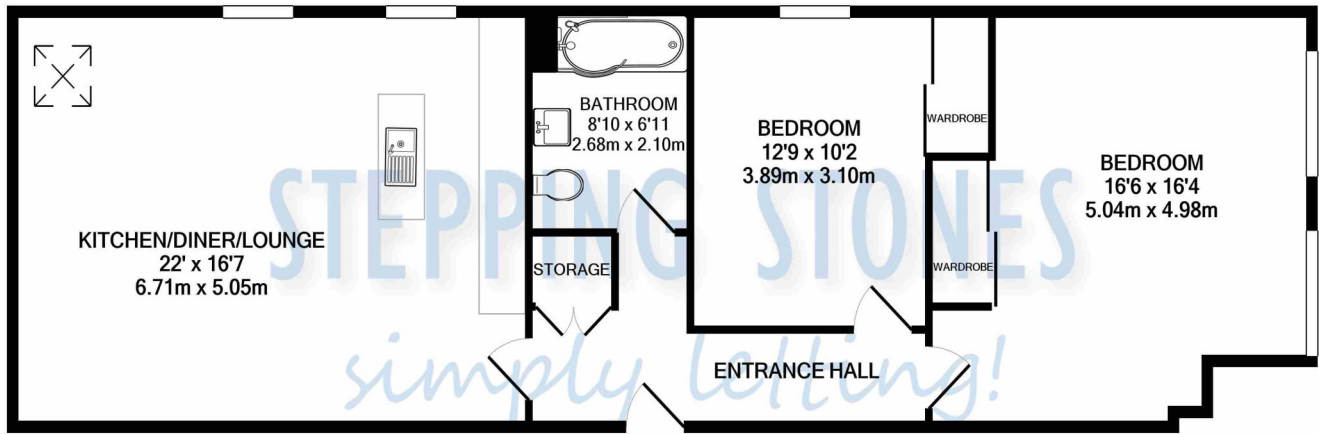
3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

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An immaculately presented and spacious two bedroom first floor apartment. The property benefits from having a large open plan living area with white goods, built in wardrobes in the master bedroom and is conveniently located in the town centre. EPC Rating: E. **Available: 7th August.**

- 2 Bedrooms
- 1 Bathroom
- Town centre location
- First floor
- High specification
- White goods



TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
55-68	D		
39-54	E	48 E	48 E
21-38	F		
1-20	G		

ENTRANCE HALL: Door to side aspect. Built in storage cupboard.

LOUNGE/DINER/KITCHEN: 22' x 16'7 Windows to side aspect with a Velux window. Modern fitted floor and wall mounted units with worktops over. Island with wash hand basin and dishwasher below. Freestanding washer/dryer and fridge/freezer.

BEDROOM ONE: 16'6 x 16'4 Windows to front aspect. Built in triple wardrobe with sliding doors and one that is mirror fronted.

BEDROOM TWO: 12'9 x 10'2 Windows to side aspect. Built in triple wardrobe and one that is mirror fronted.

BATHROOM: Modern white suite comprising low level w.c, wash hand basin and P shape bath with shower over. Heated towel radiator.

HEATING: Electric heating

PARKING: No allocated parking

COUNCIL TAX: Band B

EPC RATING: E

REFERENCE: 825

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).

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.

