STEPPING STONES

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THE MEWS, BUTCHERS ROW, BANBURY, OXON, OX16 5JH **£895pcm**

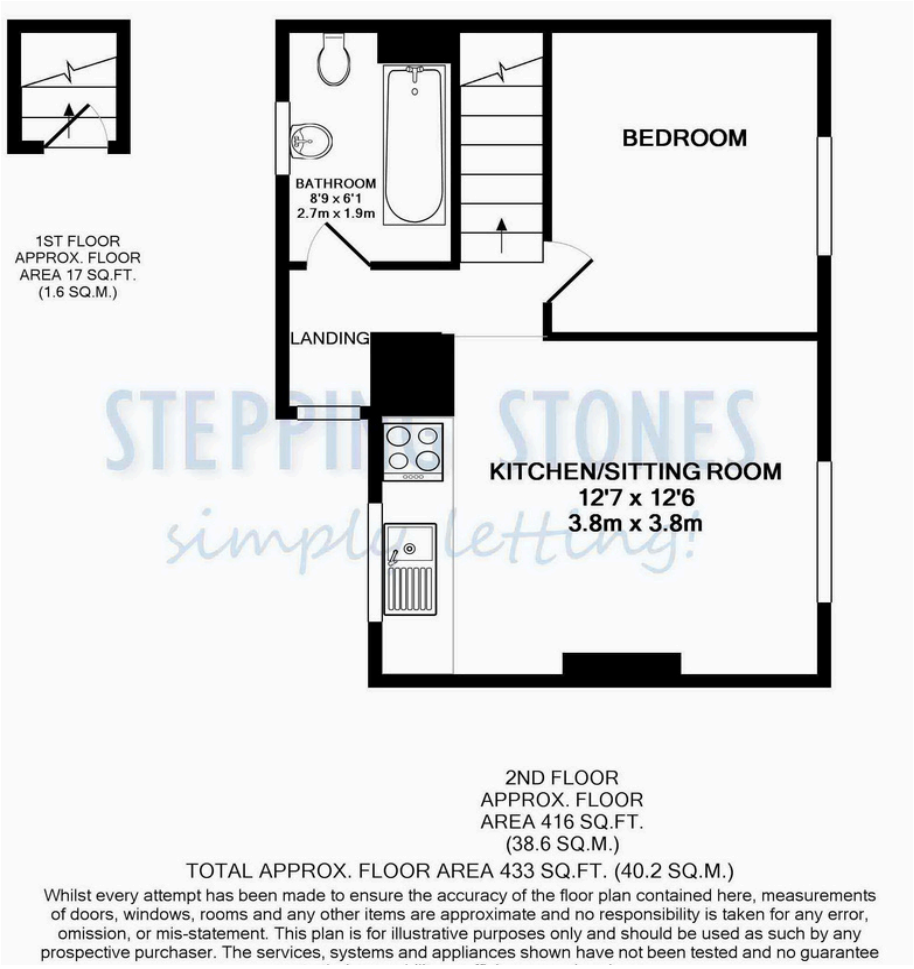


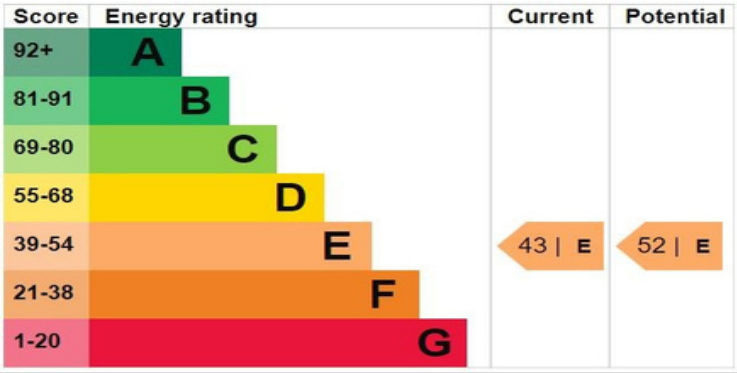


An immaculate one bedroom second floor apartment situated in Banbury town centre, it is within walking distance to the train station and is close to all amenities. The property benefits from having underfloor heating and loft access. EPC Rating: E. **Available: 4th February**

- 1 Bedroom
- 1 Bathroom
- Close to all amenities
- Underfloorheating
- Loft access
- Town centre location

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:	£895.00
TOTAL DEPOSIT:	£1,032.69
HOLDING DEPOSIT:	£ 206.53

Holding deposit is payable when the application is made and is deducted from the initial rent iftheapplication 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: Window to front aspect. Door leading to;

LANDING: Window to front aspect. Built in shelving unit.

BEDROOM: Window to rear aspect. Loft hatch with access, power and light.

BATHROOM: 8'9 x 6'1 Window to rear aspect. White suite comprising bath with shower over, wash hand basin and low level w.c.

KITCHEN/LOUNGE:12'7x 12'6 Windows to front and rear aspects. With a range of modern floor and wall mounted units, with granite effect worktops over. Electric oven with ceramic hob and extractor hood over. Under counter fridge with mini freezer compartment and washer/dryer.

HEATING: Electric / Underfloor heating

COUNCIL TAX: Band A

EPC RATING: E

REFERENCE: 703

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.