

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
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VICTORIA PLACE, BANBURY, OXON, OX16 3NN

£950pcm



A two bedroom apartment within walking distance of the train station and town centre. The property benefits from having a kitchen with wall mounted modern units, allocated parking and its proximity to the train station and city centre. EPC Rating: B Available: 28th January.

- 2 Bedroom
- 1 Bathroom
- Allocated car parking
- Electric heating
- Newly fitted kitchen
- Close to the train station



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 950.00
 TOTAL DEPOSIT: £ 1096.15
 HOLDING DEPOSIT: £ 219.23

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.
BEDROOM ONE: 10'5 x 9'7 Window to rear aspect. Built in wardrobe.
BEDROOM TWO: 11'8 x 10'7 Window to front aspect.
BATHROOM: Comprising suite of bath with electric shower over, wash hand basin and low level w/c.
LOUNGE: 12' x 12'9 Window to front aspect.
KITCHEN: Window to front aspect. A newly fitted kitchen comprising of floor and wall mounted modern units with worktops over. Four ring electric cooker with oven below and extractor hood above.
HEATING: Electric heating
PARKING: Allocated car parking for one vehicle
COUNCIL TAX: Band B
EPC RATING: B
REFERENCE: 197

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.

