

STEPPING STONES

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

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



WEST STREET, BANBURY, OXON, OX16 3HB

£1,200pcm

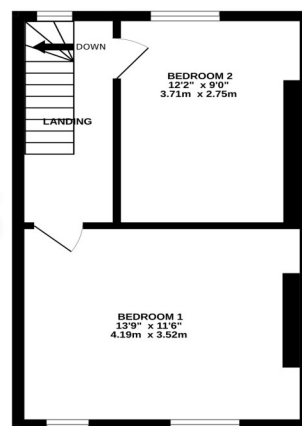
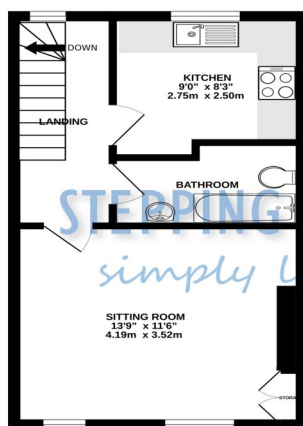
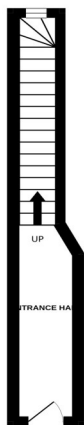


A well presented two bedroom maisonette situated close to the town centre that will be re-decorated and have new carpets throughout. This property benefits from having large living spaces, gas central heating and being situated close to all amenities. EPC Rating: C. **Available: 22nd September**

- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Maisonette
- On road car parking
- Close to the train station

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



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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.
Made with Metropix ©2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

ENTRANCE HALL: Door to front aspect with stairs up to first floor.

FIRST FLOOR

KITCHEN: 9'0 x 8'3 Window to rear aspect. Floor and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above.

BATHROOM: White suite comprising bath with shower, low level w.c, wash hand basin and heated towel radiator.

SITTING ROOM: 13'9 x 11'6 Windows to front aspect.

SECOND FLOOR

BEDROOM ONE: 13'9 x 11'6 Windows to front aspect.

BEDROOM TWO: 12'2 x 9'0 Window to rear aspect.

HEATING: Gas central heating

PARKING: On road car parking based on a first come first served basis

COUNCIL TAX: Band A

EPC RATING: C

REFERENCE: 433

