

STEPPING STONES

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

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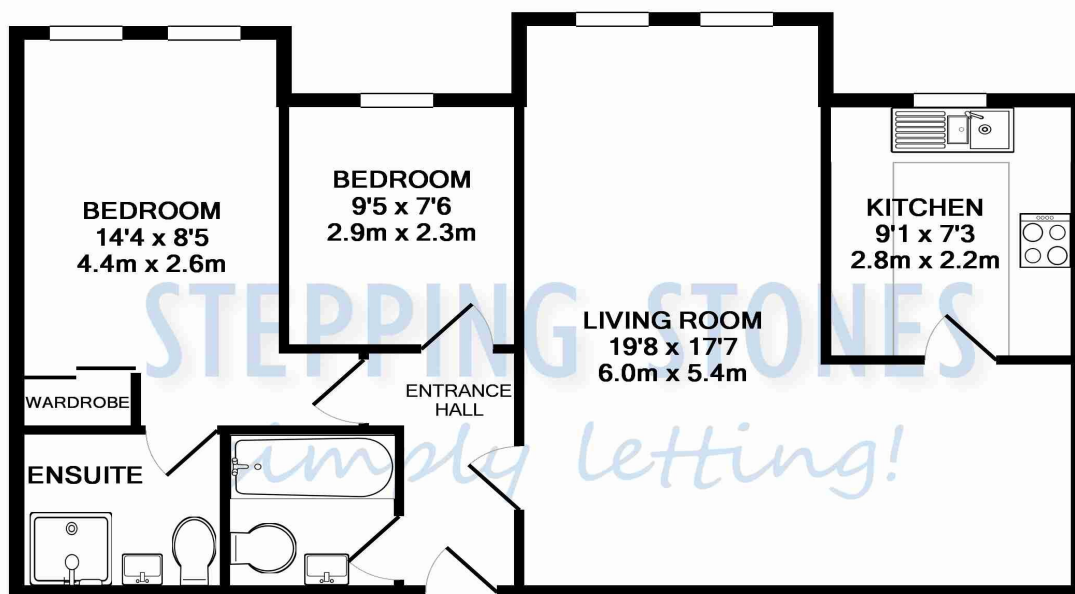
COOPERS GATE, BANBURY, OX16 2EQ

£1,200pcm



A well presented two bedroom ground floor apartment with allocated parking. The property benefits from offering en suite to master bedroom and is situated within walking distance of the town centre. EPC Rating: C. **Available: 23rd October.**

- 2 Bedrooms
- 2 Bathrooms
- Allocated parking
- Ground floor
- Electric heating
- Close to town centre



TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 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		82 B
69-80	C	79 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 Dead-line 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.

BEDROOM ONE: 14'4 x 8'5 Window to front aspect. Built in wardrobe.

EN SUITE: Modern white suite comprising shower cubicle, wash hand basin and low level w.c.

BEDROOM TWO: 9'5 x 7'6 Window to front aspect.

BATHROOM: Spacious tiled suite comprising bath with shower attachment, wash hand basin and low level w.c.

KITCHEN: 9'1 x 7'3 Window to front aspect.

Comprising floor and wall mounted units with worktops over, four ring electric hob with oven below and extractor hood above.

SITTING ROOM/DINING AREA: 19'8 x 17'7

Spacious living room with bay window to front aspect.

COUNCIL TAX: Band C

EPC RATING: C

REFERENCE: 107

