

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



NEWLAND ROAD, BANBURY, OXON, OX16 5HQ

£1,050pcm



A newly renovated one bedroom ground floor apartment that has been finished to a high contemporary standard, just a short walk from Banbury town centre and amenities. This stylish home offers a bright living area, modern kitchen with appliances, a study, gas central heating and allocated car parking for one vehicle.

EPC Rating: C. Available: Now

- 1 Bedroom
- 1 Bathroom
- Gas central heating
- High specification
- Allocated car parking
- Close to the town centre

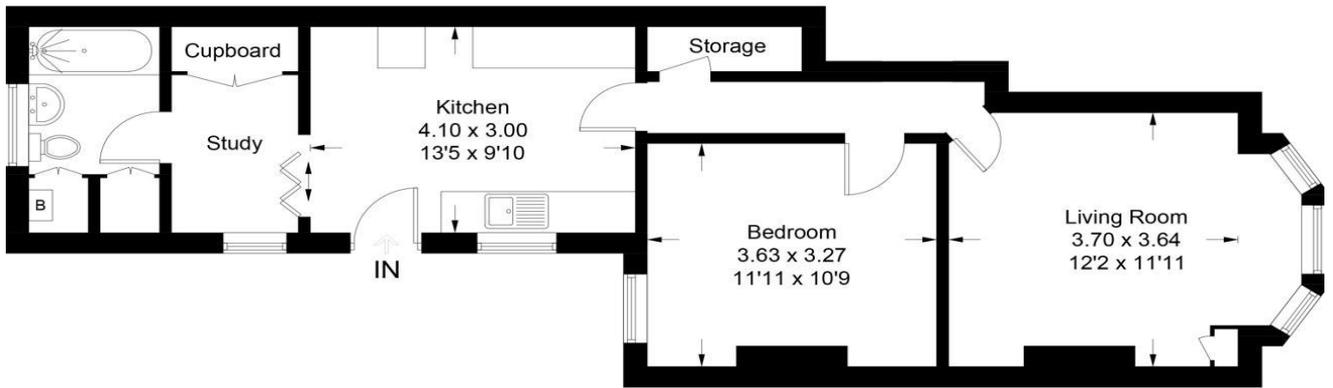


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268191)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE: Door to side aspect.

KITCHEN: 13'5 x 9'10 Window and door to side aspect. Kitchen comprising modern floor and wall mounted units with worktops over. Freestanding cooker and fridge/ freezer.

HALL: Built in storage cupboard.

LIVING ROOM: 12'2 x 11'11 Bay window to front aspect.

STUDY: Window to side aspect. Built in storage cupboard. Through to:

BATHROOM: Window to rear aspect. Modern white suite comprising bath with shower over, low level w.c. and wash hand basin. Built in storage and airing cupboard.

BEDROOM ONE: 11'11 x 10'9 Window to rear aspect.

HEATING: Gas central heating

PARKING: One allocated car parking space

COUNCIL TAX: Band A

EPC RATING: C

REFERENCE: 141

RENT: £ 1,050.00

TOTAL DEPOSIT: £ 1,211.53

HOLDING DEPOSIT: £ 242.30

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.

