# STEPPING STONES

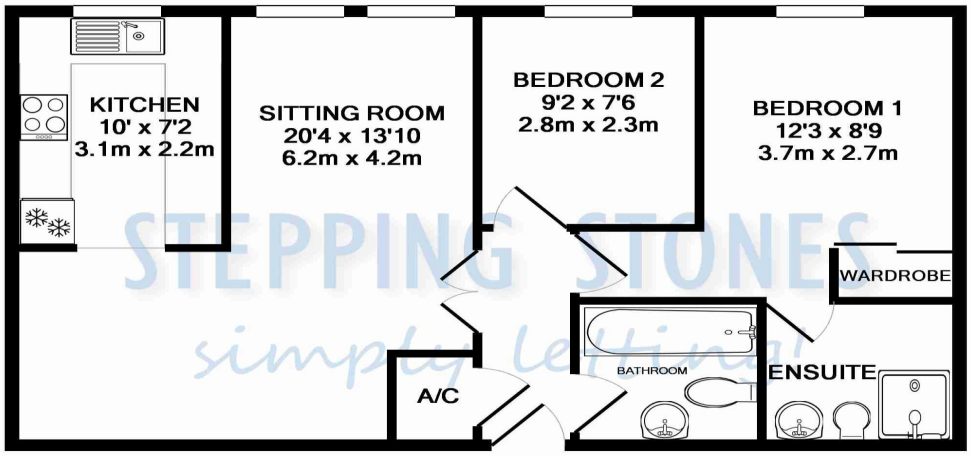
3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
**Telephone:** 01295 275909 • **Email:** info@steppingstonesletting.com

## COOPERS GATE, BANBURY, OXON, OX16 2EQ — £1,100pcm

A two bedroom ground floor apartment situated within walking distance to the town centre and train station. The property benefits from having one allocated car parking space with plenty of visitor bays available and electric heating. EPC Rating: C. **Available: Now**

- 2 Bedrooms
- 2 Bathrooms
- Allocated car parking
- Electric heating
- Close to town centre
- Close to 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 APPROX. FLOOR AREA 585 SQ.FT. (54.4 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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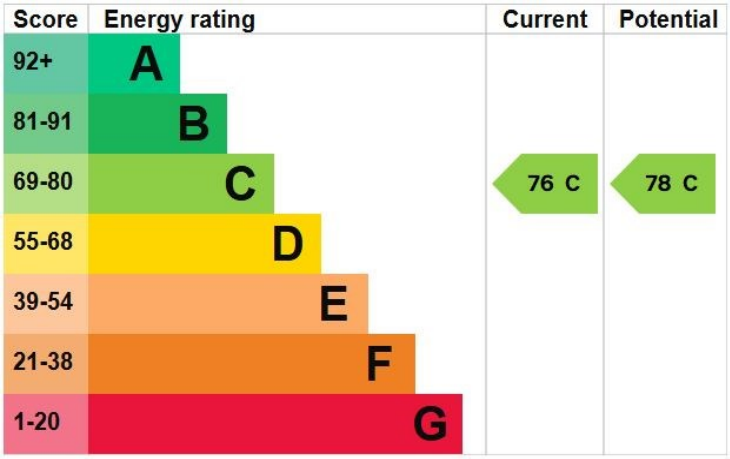


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|---|---|
| RENT: | £ 1,100.00 |
| TOTAL DEPOSIT: | £ 1,269.23 |
| HOLDING DEPOSIT: | £ 253.84 |

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 mis-leading 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. Built in airing cupboard.

**BEDROOM ONE:** 8’9 x 12’3 Window to rear aspect. Built in double wardrobe.

**EN SUITE:** Comprising suite of shower cubicle, wash hand basin and low level w.c.

**BEDROOM TWO:** 9’2 x 7’6 Window to rear aspect.

**BATHROOM:** Comprising suite of bath with shower over, wash hand basin and low level w.c.

**LOUNGE:** 20’4 x 13’10 Windows to rear aspect. Ornamental fire place with electric fire.

**KITCHEN:** 10’ x 7’2 Window to rear aspect. Floor fitted and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above.

**HEATING:** Electric heating

**PARKING:** Allocated car parking for one vehicle. Plenty of visitor bays available.

**COUNCIL TAX:** Band C

**EPC RATING:** C

**REFERENCE:** 482

**WATER & DRAINAGE:** Mains connected

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**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.