

# STEPPING STONES

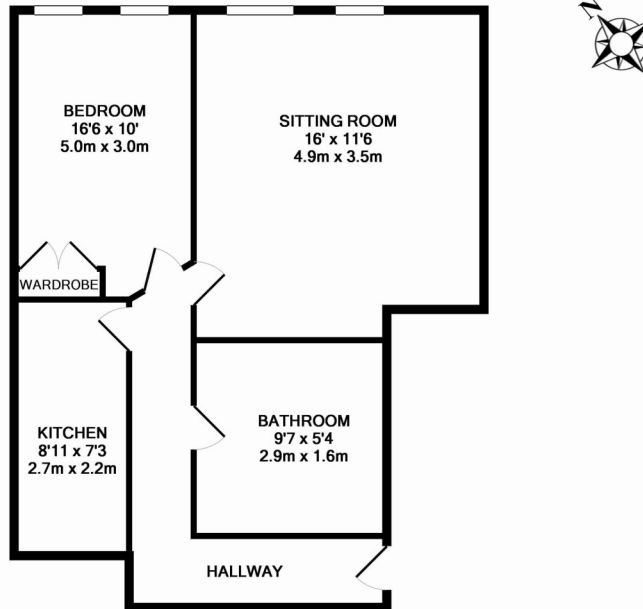
3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA  
**Telephone:** 01295 275909 • **Email:** info@steppingstonesletting.com



An immaculately presented and modern one bedroom first floor apartment that has been newly redecorated and benefits from having new carpets throughout. The property is located in the town centre and has allocated car parking, electric heating and a built in wardrobe.

**EPC Rating: D. Available: Now**

- 1 Bedroom
- Close to the train station
- Town centre location
- 1 Bathroom
- Electric heating
- Allocated car parking



TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.9 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		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE:** Door to front communal aspect.  
**BEDROOM:** 16'6 x 10' Two windows to rear aspect. Built in wardrobe with hanging rail.  
**BATHROOM:** 9'7 x 5'4 White suite comprising bath with shower off taps, wash hand basin and w.c. Wood effect laminate flooring.  
**LOUNGE:** 16' x 11'6 Two windows to rear aspect.  
**KITCHEN:** 8'11 x 7'3 A range of floor fitted and wall mounted cream units with contrasting black worktops over. Four ring electric hob with electric oven below. Timber effect laminate flooring.  
**HEATING:** Electric heating  
**PARKING:** Allocated parking for one car  
**COUNCIL TAX:** Band A  
**REFERENCE:** 557

**RENT:** £ 895.00  
**TOTAL DEPOSIT:** £ 1,032.69  
**HOLDING DEPOSIT:** £ 206.53

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.

