

# STEPPING STONES

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

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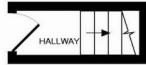
**SOUTH BAR STREET, BANBURY, OXON, OX16 9AA**

**£995pcm**

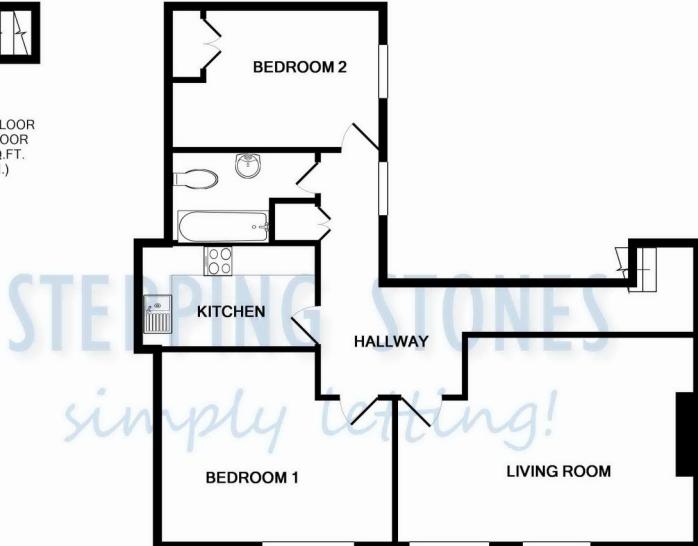


A spacious two bedroom second floor apartment situated in the town centre, within walking distance to the train station. The property benefits from having gas central heating, built in storage and white goods. EPC Rating: C. **Available: 23rd March.**

- 2 Bedrooms
- 1 Bathroom
- Built in storage
- Gas central heating
- White goods
- Town centre location



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 21 SQ.FT.  
(1.9 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 606 SQ.FT.  
(56.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.2 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 995.00

TOTAL DEPOSIT: £ 1,148.07

HOLDING DEPOSIT: £ 229.61

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:** Double glazed window to rear aspect. Door to front aspect.

**LOUNGE:** 16'7 x 11'8 Two double glazed sash windows to front aspect. TV and telephone points.

**KITCHEN:** Modern kitchen comprising white high gloss wall and floor mounted units with work tops over. Four ring electric hob with oven below. Extractor hood above. Washing machine and an undercounter fridge with freezer box.

**BEDROOM ONE:** 12'10 x 10'9 Double glazed sash window to front aspect. TV point.

**BEDROOM TWO:** 11'7 x 7'10 Double glazed window to rear aspect. Built in airing cupboard. TV point.

**BATHROOM:** Velux sky light. Classic white suite comprising bath with shower over and glass shower screen, wash hand basin and w/c. Wall mounted towel rail.

**HEATING:** Gas central heating

**PARKING:** No allocated parking

**COUNCIL TAX:** Band B

**EPC RATING:** C

**REFERENCE:** 134

