

STEPPING STONES

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BROAD STREET, BANBURY, OXON, OX16 5DZ

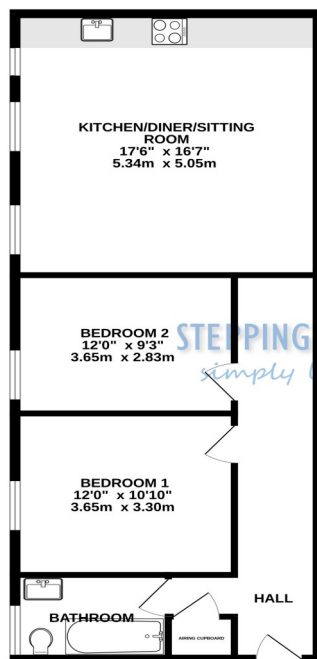
£1,300pcm



A stylish and modern brand new refurbished two bedroom apartment which is located in the heart of Banbury town centre, close to all amenities, and transport links including the train station. The property offers contemporary open plan living, a fully fitted kitchen with integrated appliances and double glazing throughout.

EPC Rating: To be confirmed. **Available: 30th April.**

- 2 Bedrooms
- 1 Bathroom
- Town centre location
- First floor
- High specification
- Newly refurbished



STEPPING STONES
Simply Letting!

TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	EPC TO BE CONFIRMED		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	EPC TO BE CONFIRMED		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

ENTRANCE HALL: Door to side aspect. Video intercom entry system.

KITCHEN/DINER/SITTING ROOM: 17'6 x 16'7 Windows to front aspect. Comprising newly fitted floor and wall mounted units with worktops over. Four ring induction hob, integrated fridge/freezer, oven and washing machine.

BEDROOM ONE: 12'0 x 10'10 Window to front aspect.

BEDROOM TWO: 12'0 x 9'3 Window to front aspect.

BATHROOM: Window to front aspect. Brand new suite comprising bath with shower over, wash hand basin and low level w.c.

HEATING: Electric heating. Wet system.

PARKING: No allocated car parking

COUNCIL TAX: To be confirmed

EPC RATING: To be confirmed

REFERENCE: 303

RENT: £ 1,300.00
TOTAL DEPOSIT: £ 1,500.00
HOLDING DEPOSIT: £ 300.00

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.

