

STEPPING STONES

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



CASTLE STREET, BANBURY, OXON, OX16 5NU

£1,050pcm



A one bedroom apartment that has been fully refurbished to include new carpets, a new kitchen and new shower room. The property is situated in the heart of the town centre and benefits from being within walking distance to the train station and is close to all amenities. EPC Rating: D. **Availability: NOW**

- 1 Bedroom
- 1 Shower room
- Electric heating
- Town centre location
- Close to the train station
- Close to all amenities

FIRST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 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 parts are approximate and the responsibility is placed on any prospective purchaser. The floor plan is for general guidance only and should not be relied upon as such or any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

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

ENTRANCE HALL: Door to front aspect with stairs leading up to the apartment. Built in storage cupboard.

LOUNGE: 11'10 x 11'4 Window to front aspect. Built in wardrobe.

BEDROOM ONE: 11'10 x 8'5 Window to front aspect.

STUDY: 8'5 x 6'1 Built in airing cupboard. Through to:

SHOWER ROOM: Window to rear aspect. Brand new suite comprising shower cubicle, wash hand basin and low level w.c.

KITCHEN/DINER: 11'3 x 10'6 Window to rear aspect. Brand new kitchen comprising floor and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above.

HEATING: Electric heating

PARKING: No allocated car parking. On road parking available based on a first come first served basis

COUNCIL TAX: Band A

EPC RATING: D

REFERENCE: 424

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.

