

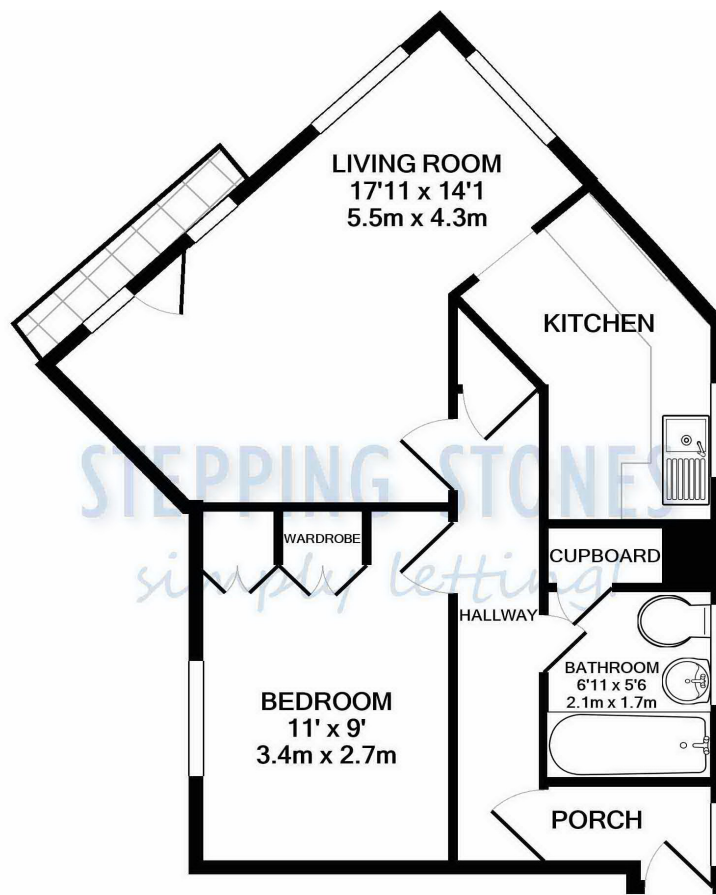
STEPPING STONES

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



A spacious one bedroom second floor apartment benefitting from gas central heating, built in wardrobes and allocated car parking. This property is situated within close walking distance to the town centre and train station. EPC Rating: C. **Available: 8th July**

- 1 Bedroom
- 1 Bathroom
- Allocated car parking
- Gas central heating
- Second floor
- Built in wardrobes



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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).

ENTRANCE HALL: Built in storage cupboard.

LOUNGE: 17'1 x 14'1 French doors to Juliette balcony. Two further windows.

KITCHEN: Window to front aspect. Modern light timber units with work tops over. Four ring electric hob with oven below.

BEDROOM ONE: 11' x 9' Window to rear aspect. Built in hanging wardrobe.

BATHROOM: Window to front. Comprising white suite of bath with shower over with screen, wash hand basin and low level w.c. Built in storage cupboard.

HEATING: Gas central heating

PARKING: Ample off road car parking

COUNCIL TAX: Band A

EPC RATING: C

REFERENCE: 292

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.

