

STEPPING STONES

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

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HARROWBY COURT, HARROWBY ROAD, BANBURY, OX16 9HG

£1,100pcm



An immaculately presented two bedroom apartment, positioned within walking distance of local amenities. This property benefits from having electric heating and one allocated car parking space.

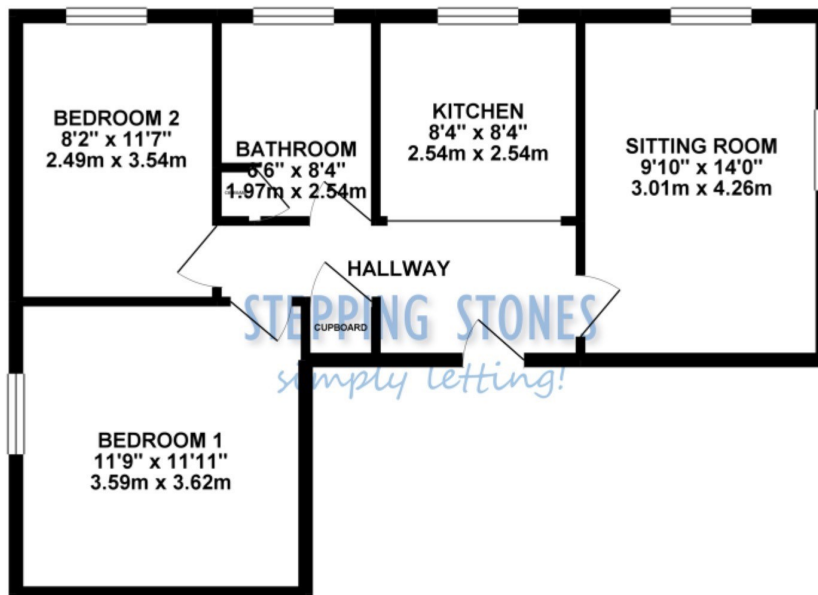
EPC Rating: C. Available: 20th October.

- 2 Bedrooms
- 1 Bathroom
- Allocated car parking
- Electric heating
- Modern finish
- Popular location

VAT No 906603831 Stepping Stones is the trading name Stepping Stones Letting Ltd Registered in England No 7108264

Registered Office: 2 Crossways Business Centre Bicester Road Kingswood Aylesbury Bucks HP180RA

GROUND FLOOR 571.80 sq. ft.
(53.12 sq. m.)



TOTAL FLOOR AREA : 571.80 sq. ft. (53.12 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 no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect. Built in storage cupboard.

SITTING ROOM: 9'10 x 14'0 Dual aspect windows.

KITCHEN: 8'4 x 8'4 Window to front aspect. Modern kitchen comprising floor and wall mounted units. Electric hob with oven below and extractor hood above.

BATHROOM: 6'6 x 8'4 Window to front aspect. White suite comprising bath with shower over, low level w.c and wash hand basin. Built in storage cupboard.

BEDROOM ONE: 11'9 x 11'11 Window to side aspect.

BEDROOM TWO: 8'2 x 11'7 Window to front aspect.

HEATING: Electric heating.

PARKING: One allocated car parking space.

COUNCIL TAX: Band A

REFERENCE: 820

RENT: £ 1,100.00

TOTAL DEPOSIT: £ 1,269.23

HOLDING DEPOSIT: £ 253.84

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.

