

# STEPPING STONES

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

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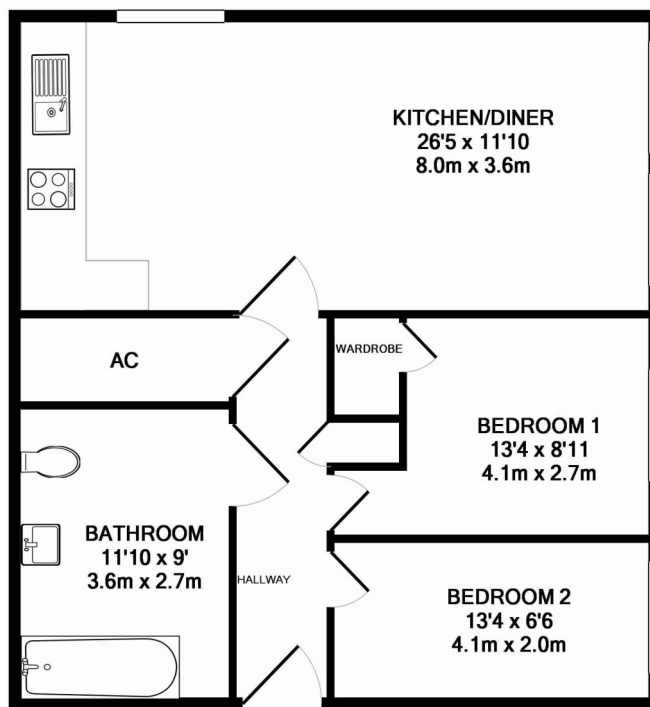
WARWICK ROAD, BANBURY, OXON, OX16 0FJ

£1,200pcm



A well presented two bedroom top floor apartment located within walking distance of the town centre and train station. The property benefits from having one allocated car parking space within a secure development and a spacious living area. EPC Rating: C. **Available: 18th May.**

- 2 Bedrooms
- 1 Bathroom
- Allocated car parking
- Electric heating
- Gated development
- Close to the town centre



TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** With built in storage. Door to front communal hallway. Secure entry system.

**BEDROOM ONE:** 11'8 x 8'11 Sash window to front aspect. Built in hanging wardrobe.

**BEDROOM TWO:** 13'4 x 6'6 Sash window to front aspect.

**BATHROOM:** Comprising white suite of P shaped bath with shower over, wash hand basin and low level w/c.

**KITCHEN/SITTING ROOM:** 26'5 x 11'10 Open plan kitchen comprising modern high gloss contrast black & white floor and wall mounted units with grey work tops. Four ring electric halogen hob with electric cooker and extractor hood above. Sitting area with windows to front aspect.

**HEATING:** Electric heating

**PARKING:** Allocated car parking for one car in a secure gated development

**EPC RATING:** C

**COUNCIL TAX:** Band B

**REFERENCE:** 623

RENT: £ 1,200.00

TOTAL DEPOSIT: £ 1,384.61

HOLDING DEPOSIT: £ 276.92

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.

