

STEPPING STONES

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

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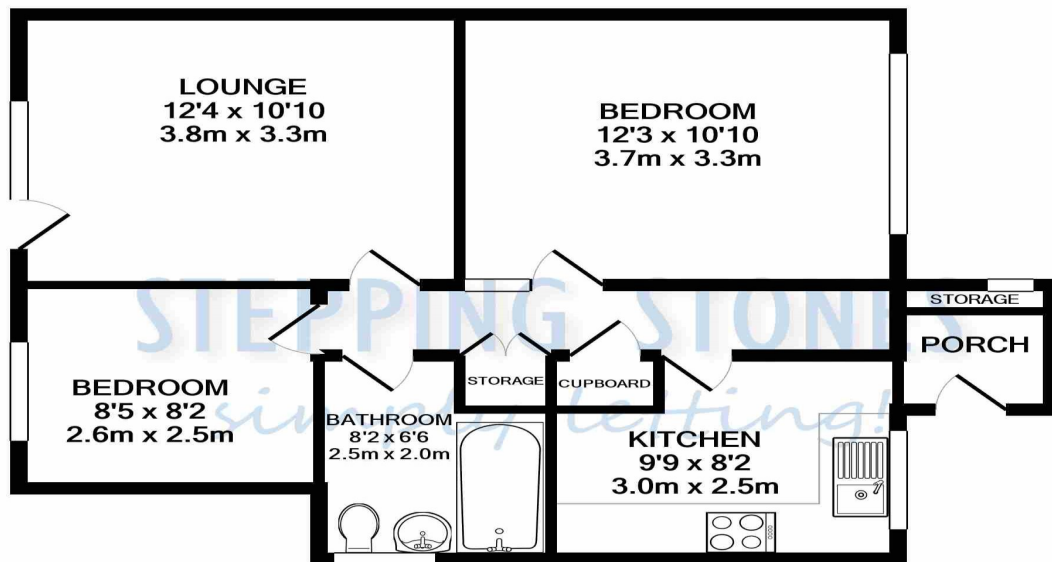
BANKSIDE, BANBURY, OXON, OX16 9TD

£1,150pcm



An appealing two bedroom ground floor apartment situated in a popular residential area close to local schooling and amenities. The property benefits from having gas central heating, an enclosed rear garden and a single garage in block. EPC Rating: C. **Available: 21st April**

- 2 Bedrooms
- 1 Bathroom
- Single garage
- Gas central heating
- Enclosed rear garden
- Ground floor



TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.3 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 | 71 c | 75 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

ENTRANCE HALL: Porch with door to front aspect.

LOUNGE: 12'4 x 10'10 Window and door to rear aspect.

KITCHEN: 9'9 x 8'2 Window to front aspect. Floor fitted and wall mounted white units with wood effect worktops over. Four ring electric hob with oven below.

BEDROOM ONE: 12'3 x 10'10 Full length window to front aspect.

BEDROOM TWO: 8'5 x 8'2 Window to rear aspect.

BATHROOM: Window to side aspect. Suite comprising bath with shower, wash hand basin and low level w.c.

GARDEN: Enclosed rear garden laid to lawn with patio area. Garden shed.

HEATING: Gas central heating

PARKING: On street car parking and a single garage to the rear in block.

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 161

To check broadband and phone coverage please visit the Ofcom website: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

RENT: £ 1,150.00
TOTAL DEPOSIT: £ 1,326.92
HOLDING DEPOSIT: £ 265.38

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.

