

STEPPING STONES

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GREENHILL, TWYFORD, BANBURY, OXON, OX17 3FJ

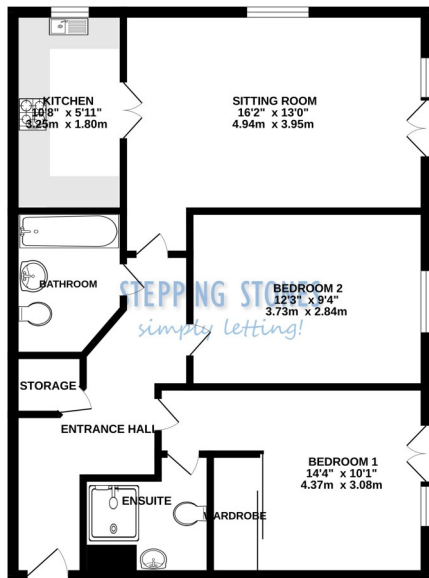
£1,200pcm



A tastefully presented two bedroom first floor apartment situated in a quiet village location close to Banbury. The property benefits from having gas central heating, allocated car parking and integrated appliances. EPC Rating: B. **Available: Now**

- 2 Bedrooms
- 2 Bathrooms
- Integrated appliances
- Gas central heating
- Fitted wardrobe
- 10 acres of landscaped gardens

FIRST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, stairs 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 operation or efficiency is given. Made with Metrepro (2020)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

ENTRANCE HALL: Door to side aspect. Built in storage cupboard.
SITTING ROOM: 16'2 x 13'0 Dual aspect windows with doors to front aspect. Juliet balcony.
KITCHEN: 10'8 x 5'11 Window to side aspect. Modern floor and wall mounted units with worktops over, four ring gas hob with oven below and extractor hood above. Integrated fridge/freezer and washer/dryer.
BEDROOM ONE: 14'4 x 10'1 Window and door to front aspect. Juliet balcony. Built in double wardrobe.
EN SUITE: Modern white suite comprising shower cubicle, wash hand basin and low level w.c. Heated towel radiator.
BEDROOM TWO: 12'3 x 9'4 Window to front aspect.
BATHROOM: Modern white suite comprising bath with shower, wash hand basin and low level w.c.
GARDENS: 10 acres of private communal gardens
HEATING: Gas central heating
PARKING: One allocated car parking space
EPC RATING: B
COUNCIL TAX: Band C
REFERENCE: 112

