

STEPPING STONES

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

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PARSONS STREET, BANBURY, OXON, OX16 5NA

£995pcm

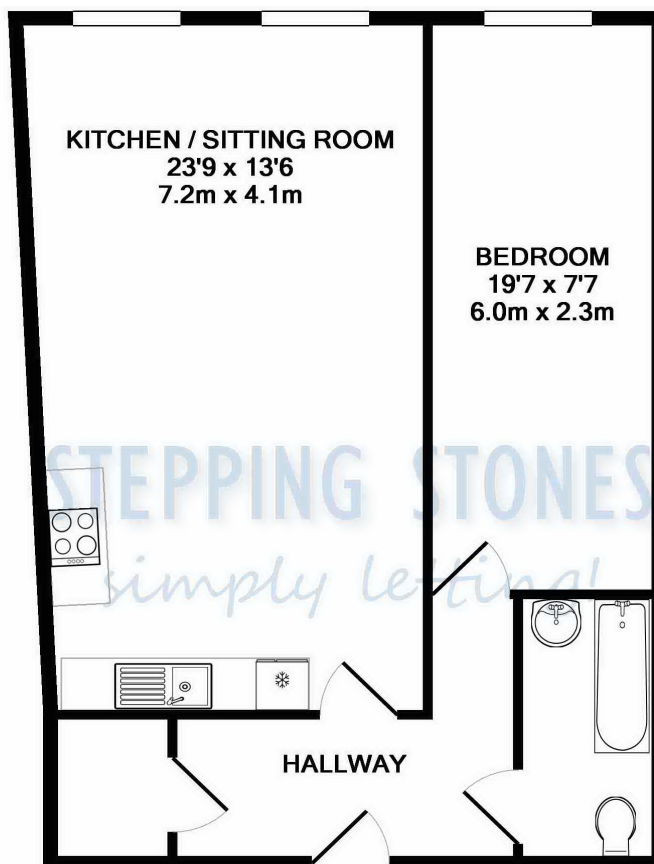


A beautifully presented and spacious one bedroom first floor apartment situated in Banbury town centre. This property benefits from being within walking distance to the train station and comes with a parking permit. EPC Rating: D. **Available: 9th October.**

- 1 Bedroom
- 1 Bathroom
- Town centre location
- Electric heating
- Parking permit
- Modern finish

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
39-54	E		
21-38	F		
1-20	G		

RENT: £ 995.00
TOTAL DEPOSIT: £ 1,148.07
HOLDING DEPOSIT: £ 229.61

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: Door to front aspect. Built in storage cupboard.

KITCHEN/LOUNGE: 23'9 x 13'6 Windows to rear aspect. With a range of modern floor and wall mounted units. Built in four ring electric hob with electric oven below and extractor hood above. Integrated fridge/freezer.

BEDROOM ONE: 19'7 x 7'7 Window to rear aspect.

BATHROOM: 9'2 x 4'7 Modern white suite comprising bath with shower over and glass shower screen, wash hand basin and low level w/c.

EPC RATING: D

HEATING: Electric heating

COUNCIL TAX: Band A

REFERENCE: 300

PARKING PERMIT PROVIDED BY THE LANDLORD

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.

