

# STEPPING STONES

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

Telephone: 01295 275909 • Email: [info@steppingstonesletting.com](mailto:info@steppingstonesletting.com)



WESTBEECH COURT, BANBURY, OXON, OX16 9RY

£1,200pcm



A beautifully presented two bedroom apartment in a popular residential area, walking distance of Banbury town centre and entertainment plaza. The property benefits from having a large patio garden with separate paved area, gas central heating and built in wardrobes. EPC Rating: D. **Available: 16th March**

- Two bedrooms
- One bathroom
- Close to the town centre
- Gas central heating
- Enclosed patio garden
- Built in wardrobes



TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. They are to be used for guidance 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		78   c
55-68	D	66   d	
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE HALL:** Door to front aspect.

**KITCHEN/BREAKFAST ROOM:** 11'7" x 10'10" Door to stairs, leading to garden area. Window to rear aspect. Kitchen comprises floor and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above.

**SITTING ROOM:** 16'1" x 11'11" Electric fireplace. Window to front aspect.

**BEDROOM ONE:** 13'2" x 13'1" Large built in wardrobe. Window to front aspect.

**BEDROOM TWO:** 9'11" x 7'11" Window to rear aspect.

**SHOWER ROOM:** Window to rear aspect. White suite comprising corner shower cubicle, low level w/c and wash hand basin.

**GARDEN:** Enclosed rear large patio garden with separate paved area.

**HEATING:** Gas central heating.

**PARKING:** No allocated car parking

**COUNCIL TAX:** Band B

**REFERENCE:** 638

**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.

