

STEPPING STONES

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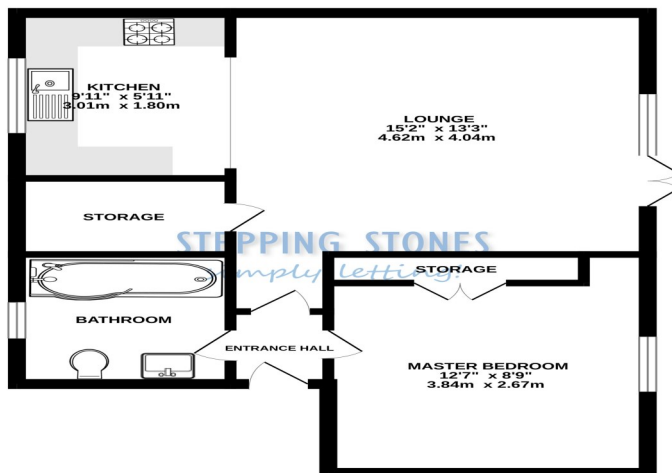


We are pleased to present this beautiful one bedroom ground floor apartment located close to the train station. The property benefits from having one allocated car parking space, built in storage facilities and electric heating.

EPC Rating: D. Available: 27th July

- 1 Bedroom
- 1 Bathroom
- Electric heating
- Close to train station
- Close to the town centre
- Ground floor

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (47.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of flats, windows, doors and other details are not guaranteed to be correct for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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	64 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to side aspect.
BEDROOM ONE: 12'7 x 8'9 Window to rear aspect. Built in double wardrobe.
BATHROOM: Window to front aspect. Modern white suite comprising P shape bath with shower over, low level w.c and basin vanity unit. Heated towel radiator.
LOUNGE/DINER: 15'2 x 13'3 Window and door to rear aspect. Large built in storage cupboard. Open plan to:
KITCHEN: 9'11 x 5'11 Window to front aspect. Floor fitted and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above.
GARDEN: Rear communal garden area that is laid to lawn
HEATING: Electric heating
PARKING: One allocated car parking space
COUNCIL TAX: Band A
EPC RATING: D
REFERENCE: 348
WATER & DRAINAGE: Mains connected

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: £ 1,000.00
 TOTAL DEPOSIT: £ 1,153.84
 HOLDING DEPOSIT: £ 230.76
 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.

