

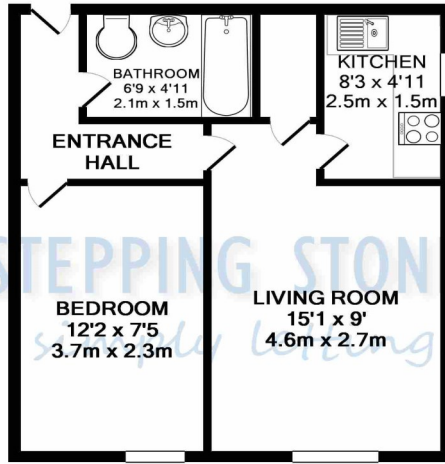
STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA
Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



A well presented and modern one bedroom ground floor apartment situated close to the town centre and comes with one allocated car parking space. EPC Rating: D. **Available: 29th May.**

- 1 Bedroom
- 1 Bathroom
- Ground floor
- Electric heating
- Close to town centre
- Allocated parking



TOTAL APPROX. FLOOR AREA 335 SQ.FT. (31.1 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		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



RENT: £ 875.00
TOTAL DEPOSIT: £ 1,009.61
HOLDING DEPOSIT: £ 201.92

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 rear aspect.
BEDROOM ONE: 12'2 x 7'5 Window to front aspect.
BATHROOM: White suite comprising low level w.c, hand wash basin, bath with shower over and towel rail.
SITTING ROOM: 15'1 x 9' Window to front aspect.
KITCHEN: 8'3 x 4'11 Window to side aspect. A range of floor and wall mounted units with four ring electric hob and single oven below.
PARKING: Allocated car parking for one vehicle to the rear of the property
HEATING: Electric heating
EPC RATING: D
COUNCIL TAX: Band A
REFERENCE: 419

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.

