

STEPPING STONES

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

Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



BRITANNIA ROAD, BANBURY, OXON, OX16 5DS

£1,100pcm



A recently renovated two bedroom top floor apartment situated in Banbury town centre. The property benefits from having two double bedrooms, a built in double wardrobe, a spacious living area and electric heating.

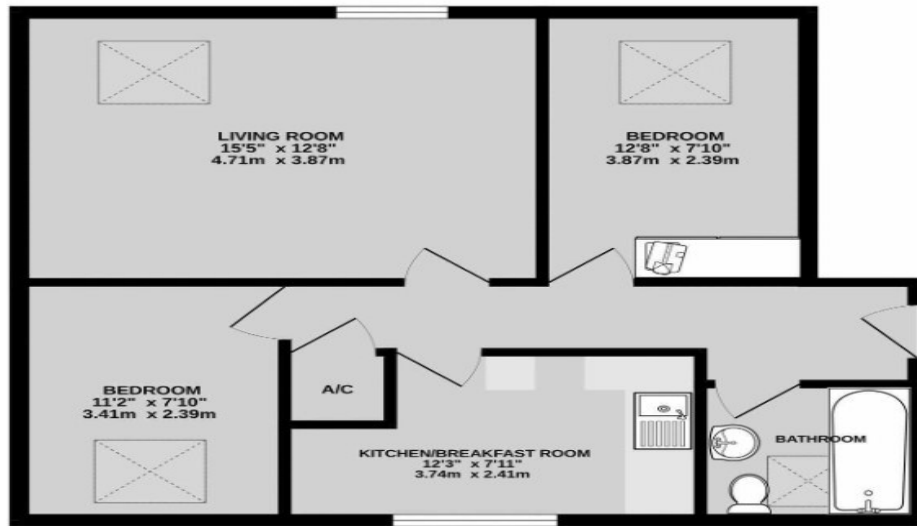
EPC Rating: C. **Available: Now**

- 2 Bedrooms
- Electric heating
- Town centre location
- 1 Bathroom
- Recently renovated
- Close to all amenities

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

592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RENT: £ 1,100.00

TOTAL DEPOSIT: £ 1,269.23

HOLDING DEPOSIT: £ 253.85

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 side aspect. Built in airing cupboard.

LOUNGE: 15'5 x 12'8 Spacious living area with windows to front aspect.

KITCHEN/DINER: 12'3 x 7'11 Window to rear aspect. Newly fitted kitchen comprising floor and wall mounted units with worktops over. Four ring electric hob with oven below.

BEDROOM ONE: 12'8 x 7'10 Velux window to front aspect. Built in double wardrobe.

BEDROOM TWO: 11'2 x 7'10 Velux window to rear aspect.

BATHROOM: Velux window to rear aspect. Newly fitted suite comprising bath with shower over, wash hand basin and low level w/c.

HEATING: Electric heating

PARKING: Communal parking based on a first come first serve basis

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 757

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.

