

STEPPING STONES

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



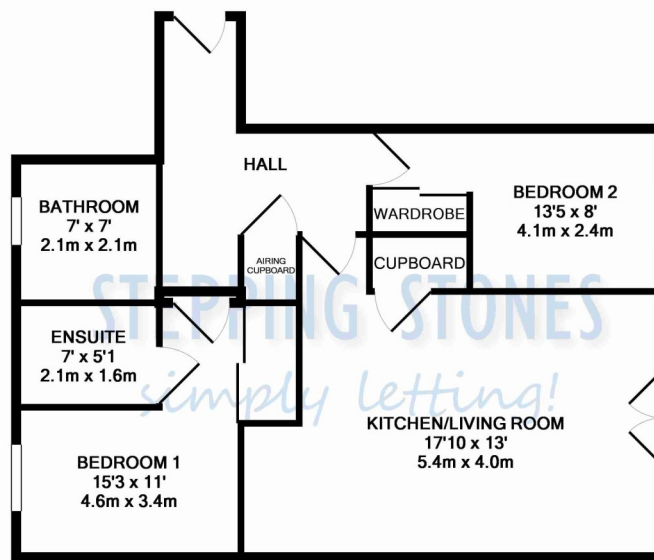
MARSHALL ROAD, BANBURY, OXON, OX16 4QR

£1200pcm



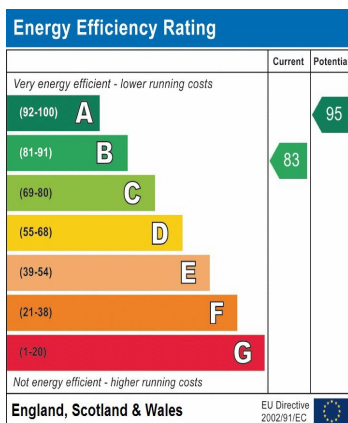
An attractive two bedroom first floor executive apartment situated close to the train station. The property comes with allocated parking, electric heating and en suite to master bedroom. EPC Rating: C. **Available: 23rd November.**

- 2 Bedrooms
- Electric heating
- Close to the town centre
- 2 Bathrooms
- Allocated parking
- Built in wardrobes

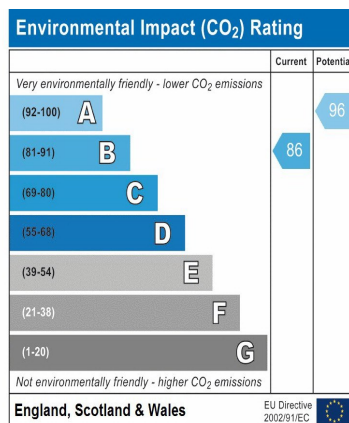


TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)

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.
Made with Metropix ©2015



Address:
Wrights Farm Lane, Manor Road, Brackley



ENTRANCE HALL: Door to front communal aspect. Built in airing cupboard.

LOUNGE/KITCHEN: 20'1 x 13'3 Open plan living area with French doors to Juliette Balcony and built in storage cupboard. Modern fully fitted kitchen with built in four ring electric hob with electric oven below and extractor hood above. Integrated full height fridge/freezer.

BEDROOM ONE: 11'2 x 8'6 With built in mirrored double wardrobes.

EN SUITE: Luxury modern white suite comprising shower cubicle, wash hand basin and low level w/c. Ample built in storage units.

BEDROOM TWO: 11'7 x 8'2 Double bedroom with built in double mirrored wardrobes.

BATHROOM: A modern white suite comprising bath, wash hand basin and low level w/c. Ample built in storage units.

HEATING: Electric heating

PARKING: Allocated car parking for one vehicle. Permit to be displayed.

COUNCIL TAX: Band B

EPC RATING: C

REFERENCE: 195

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.

