



**THE COACH HOUSE, LITTLE BALDON, OX44**  
£1,150 per month\*

**Carter Jonas**



# THE COACH HOUSE, LITTLE BALDON, OX44

A light and modern first floor apartment in a converted coach house set within the grounds of a working farm.

Accommodation consists: open plan living/dining/kitchen, two double bedrooms both with ensuite bathrooms.

Two allocated parking spaces.

Available unfurnished from mid May.

The property is a freehold property of brick construction. The heating is electric and is on a sub meter. Mains electric and mains water (excluding waste removal). The septic tank costs are £15.00 per calendar month to empty.

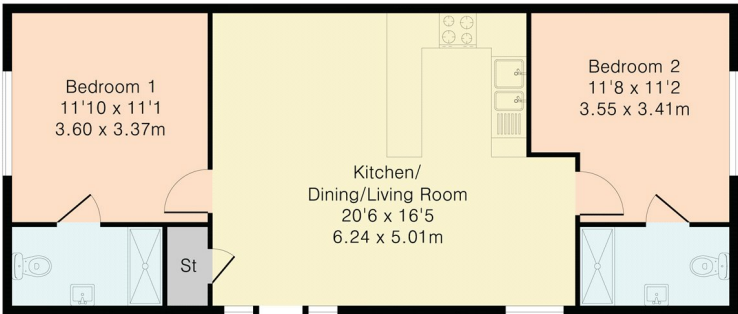
Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Holding deposit = 1 weeks rent of £265.38

- Council Tax = C
- Deposit Required = £1326.00
- Long Let, Minimum term 12 months
- Open plan
- 2 bedrooms
- 2 bathrooms
- Unfurnished
- Parking
- 1st floor
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area 669 sq ft – 62 sq m



First Floor

**PINK PLAN**

Although Pink Plan Ltd ensures the highest level of accuracy measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**IMPORTANT INFORMATION**

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.