



Should you wish to proceed with the tenancy of this property, the following charges would apply:

Administration fee per adult £150.00 per adult

UPON SIGNING THE LEASE

First months rent in advance £1400.00

Dilapidation deposit £1500.00

Inventory Fee £ 50.00

Should a guarantor be required there is an additional administration charge of £84.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: pending **LOCAL AUTHORITY:** Cherwell District Council

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. Stanbra Powell 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 floor plans 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.

DIRECTIONS: From Banbury Cross, proceed along West Bar continuing onto the Broughton Road. At the roundabout take the second exit and Elmwood Park is the last development on the left hand side.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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Plot 25
Elmwood Park
Broughton Road
Banbury
OX16 9QP

£1400 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings



A beautiful newly presented four bedroom home

Entrance Hall | Spacious living room | Dining room | Cloakroom | Kitchen/breakfast room | Utility room | Four bedrooms, two with ensembles | Family bathroom | Enclosed rear garden | Off road parking | Garage

A four bedroom detached house with a garage and 2 parking spaces located on this exclusive new collection of 28 private homes, built to a high specification. Elmwood Park enjoys a tranquil green field setting on the Western edge of Banbury and is within easy access of the town centre.

The property comprises:

Larger than average **entrance hall** which is bright and airy throughout. Wooden laminate flooring. Radiator to wall.

Spacious living accommodation: Double glazed bay window to front aspect overlooking the beautiful Oxfordshire countryside. French doors leading to enclosed rear garden with area laid to lawn and patio area.

Dining room: Windows to side and rear elevation allowing the room to occupy a bright and airy feel.

Large downstairs **cloakroom** with wall mounted hand basin and low level WC.

Room for storage

Kitchen/Breakfast room: Comprehensive range of high quality, newly fitted cream, wall and base units with chrome handles. Bosch built-in double oven and five ring gas hob with stainless steel splashback and extractor. Built in fridge freezer and dishwasher. Stainless steel sink with single drainer and chrome mixer tap with swivel spout. Double glazed French doors leading to patio and enclosed rear garden.

Utility room with space for washing machine. Gas boiler.

Landing:

Bedroom One: Fitted wardrobes. Double glazed windows to two aspects offering picturesque views over the rolling countryside. Door leading to **ensuite shower room** with heated towel rail to wall, wall mounted wash hand basin and low level WC which has dual flush mechanism.

Bedroom Two: Built-in wardrobe. Double glazed uPVC window. **Ensuite** with large shower cubicle, wall mounted wash hand basin and low level WC. Full -height ceramic wall tiling to shower.

Bedroom Three: double glazed windows to side and rear aspect.

Bedroom four: Double glazed windows. Radiator to wall.

Family bathroom: Bath with mixer tap; wall mounted wash hand basin; WC and heated towel rail to wall.

Gas radiator heating

Double glazing

Garage

Off road parking

Enclosed garden

