



Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason detailed below) the holding deposit will be repaid in full within 7 days.

The holding deposit does not need to be repaid in full if the tenant:

- Changes their mind
- Fails the 'right to rent' checks
- Has provided false or misleading information
- Despite Stanbra Powell's best efforts, the tenant fails to provide required information within 15 days.

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

First months rent in advance	£895.00
Dilapidation deposit	£995.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C LOCAL AUTHORITY: Cherwell District Council

Important—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 west along West Bar and into the Broughton Road and Gilkes Yard can be found on the right hand side.

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

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2 Gilkes Yard

Banbury

Oxon

OX16 9GF

£895 pcm - Available beginning January



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Ground Floor:

Entrance Hall: Oak flooring. Neutrally decorated. Radiator to wall. Smoke alarm to ceiling.

Kitchen: Tile effect vinyl flooring. Range of light wooden wall and base units. Marble effect work surface. Tile work surround. Radiator to wall.

Lounge: Oak wooden flooring. Two radiators to wall. Double glazed French doors.

Cupboard under stairs

First Floor:

Airing cupboard

Master bedroom: Double glazed windows. Radiator to wall

Bathroom: Vinolay flooring. Radiator to wall. WC. Wash hand basin. Bath with electric shower. Extractor fan to ceiling.

Bedroom Two: Double glazed windows. Radiator to wall

OUTSIDE:

Garden to rear mainly laid to lawn

2 parking spaces

Please note the minimum Lease for this property is 12 months with no break clause



A well presented two bedroom property

Entrance hall | Kitchen | Lounge / diner | Two bedrooms | Bathroom | Garden to rear | Gas radiator heating | UPVC double glazing

A well presented two bedroom property located in a quiet cul-de-sac within close proximity of the town centre. The property provides well proportioned accommodation throughout and is complemented by an enclosed private rear garden.