

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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	£1500.00
Dilapidation deposit	£1600.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: E 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 north to the traffic lights and continue onto the Southam Road until the first large roundabout. Turn right into Hennef Way and continue over the first roundabout. Turn right into Hennef Way and continue over the first roundabout and at the second roundabout turn right into Ermont Way. At the Esso petrol station turn right into Middleton Road and at the next roundabout turn right into Daventry Road. Continue along the Daventry Road bearing left

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

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2 Florence Court
Manor Road
Banbury
Oxon, OX16 3JP

£1500 pcm - Available Immediately



**Stanbra
Powell**

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Valuers
Property Lettings



DESCRIPTION:

Featured open beams throughout

Wooden front door leading to:

Open Plan Kitchen Area: Country style kitchen. Gas hob and cooker. Tile work surround. Marble effect worktop. Double glazed wooden doors to rear aspect overlooking rear garden. Tile effect flooring. Gas combination boiler to wall. Wooden door leading to:

Living Room: Double glazed wooden framed windows to front aspect. Brick fireplace and hearth with gas fire. Wooden double glazed rear doors to garden. Wooden door leading to:

Hallway: Carpet throughout. Wooden door leading to:

Shower Room: Tile effect vinyl flooring throughout. Wash hand basin. W.C. Mirror to wall. Shower cubicle with electric shower. Wooden door leading to large storage cupboard housing electric meter. Further door leading to airing cupboard housing hot water tank. Wooden door leading to:

Family Bathroom: Tile effect vinyl flooring. Wash hand basin. W.C. Double glazed windows to rear aspect. Wooden door leading to:

Bedroom Three: Double glazed window to front aspect. Wooden door leading to:

Bedroom Two: Double glazed windows to front aspect. Wooden door leading to:

Master Bedroom: Double glazed Windows to front aspect. Wooden stepladder leading to:

First Floor Eaves access with balcony and balustrade over main hallway. **NOT TO BE USED AS BEDROOM.** Can be used as Storage Room/Playroom/Office Room.

Rear Garden: Large area laid to lawn. Area laid to patio.



A spacious three bedroom semi-detached barn conversion

Open Plan Kitchen Area | Living Room | Shower Room | Family Bathroom | Three Bedrooms | Eaves access | Off-Road Parking | Rear Garden | Double Garage

Located to the East of town, a large three bedroom, semi-detached barn conversion with the benefit of gas radiator heating and double glazing throughout