



TOTAL FLOOR AREA: 379 sq.ft. (35.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan compared 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 a guide only. Prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Hoxpox 10/202

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	72 c	
55-68	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	£925.00
Dilapidation deposit	£1025.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A 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 plants 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 third set of traffic lights, taking the left turn into the Warwick Road. Continue along this road and upon passing the garage on the left hand side, turn immediately left and left again into Millwright Close.

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

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2 Millwright Close
 Banbury
 Oxon
 OX16 0RU

£925 pcm - Available early May



Stanbra
 Powell

Estate Agents
 Valuers
 Property Lettings



DESCRIPTION:

Wooden front door leading to:

Living Room: Double glazed window to front aspect .

Kitchen Area: Range of wall and base units. Electric hob and cooker. Free standing washing machine and fridge. Double glazed windows to rear. Sink unit, Extractor fan. Spot light fittings to ceiling.

Stairs to first floor

First Floor Landing: Double glazed window to rear aspect.

Bathroom: Tile effect vinyl flooring. Shower cubicle. Wash hand basin. Low level W.C. Mirrored cabinet to wall. Extractor fan to ceiling.

Bedroom: Double glazed windows to front aspect. Fitted wardrobes.



A well presented one bedroom mid terrace cottage.

Living Room | Kitchen Area | Bedroom | Bathroom

Located in a quiet cul-de-sac, within a five minute walk of Banbury Town centre a well presented one bedroom mid terrace cottage with the benefit of off road parking for two vehicles, double glazing and gas radiator heating