



EPC Pending

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:

UPON SIGNING THE LEASE

First months rent in advance £895.00

Dilapidation deposit £995.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **LOCAL AUTHORITY:** South Northants 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 south along the Oxford Road and continue through the village of Twyford/Adderbury. At the set of traffic lights turn left signposted Aynho and continue for approximately 2 miles. Upon reaching the village follow the main road and when reaching The Cartwright Arms Hotel on the left, Aynho Court can be found immediately opposite on the right hand side.

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8 Aynho Court
Croughton Road
Aynho
OX17 3BD

£895 pcm - Available early May



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





A neatly presented two bedroom apartment

Entrance Hall | Living room | Kitchen | Two bedrooms | Bathroom | Communal Gardens | Garage in a block

Located in the highly regarded village of Aynho, a first floor two bedroom apartment, with the benefit of gas central heating, communal gardens and a garage. Local amenities can include The cartwright hotel and restaurant as well as the Great Western Arms which is situated about half a mile outside of the village.

DESCRIPTION:

Entrance Hall: Cream coloured carpet. Loft access to ceiling. Smoke alarm to ceiling

Cupboard housing hot water tank

Living room: single glazed windows to rear aspect. Radiator to wall.

Kitchen: Tile effect vinyl flooring. Radiator to wall. Range of white base units and wall cupboards with marble effect work surface. White tiling to splash back areas. Built-in stainless steel sink unit. Oven with four ring electric hob.

- One indesit washing machine
- One hotpoint dishwasher
- One whirlpool fridge/freezer

These items have been left by the Landlord who will accept no responsibility for any repairs and if deemed irreparable it will not be replaced by the Landlord

Bedroom One: Radiator to wall. Single glazed windows to rear aspect. Door to **wardrobe:** Hanging space inside. Mirrored sliding door.

Bedroom Two: Radiator to wall. Single glazed windows to front aspect.

Bathroom : Tile effect vinyl flooring. Tile work surround. Low level WC, wall mounted wash hand basin and bath with shower over. Heated towel rail to wall. Single glazed frosted window to front aspect.

Communal Gardens

Communal garden to rear and surrounding for the use of residents only

Garage in a block

