



TOTAL FLOOR AREA: 2890 sq.ft. (45.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements, dimensions, and areas are for general guidance only and should not be relied upon. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 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	£795.00
Dilapidation deposit	£895.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **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 into West Bar Street and continue into the Broughton Road.. The property can be found on the right hand side just before the turn into Bath Road.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



Flat C
32 Broughton Road
Banbury
Oxon, OX16 9PZ
£795 pcm - Available 24th June



Stanbra Powell

Estate Agents
 Valuers
 Property Lettings



DESCRIPTION:

Lobby: Tile effect flooring.

Inner Hall: Tile effect flooring. Decoration in magnolia emulsion. Smoke alarm. Airing cupboard housing hot water tank. Fire extinguisher.

Bedroom: Decoration in magnolia. Dimplex storage heater. Double glazed window.

Kitchen: Brown linoleum floor. Neutral decoration. A range of cream wall and base units. Work surface. Tile work surround. Stainless steel sink unit. Space for washing machine. Oven and hob. Space for fridge/freezer. Dimplex fan heater. Fire blanket. Fire extinguisher below sink.

Bathroom: Marble effect vinyl flooring. Neutrally decorated. Tile work surround. Washbasin, WC and bath. Triton electric shower. Double glazed window. Enclosed light fitting. Dimplex heater.

Lounge: Beige colour carpet. Neutral decoration. Two dimplex storage heaters. Double glazed windows.



An extremely spacious one bedroom apartment

Lobby | Inner Hall | Bedroom | Large living room | Kitchen | Bathroom | Parking to rear

Within walking distance of the Town Centre, an extremely spacious, unfurnished first floor apartment with the benefit of double glazing, electric heating and off road parking to the rear