

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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	£1100.00
Dilapidation deposit	£1200.00

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 east through the High Street into George Street that leads into Broad Street. At the main set of traffic lights take the left turn and at the next set of traffic lights take the right turn onto Middleton Road continue through Grimsbury and at the large roundabout take the 3rd exit right onto Ermont Way. At large roundabout left turn heading out of Banbury that leads to

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

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Flat 5 Hill House
Overthorpe
Banbury
Oxon, OX17 2AA
£1100 pcm - Available Mid July
Fully Furnished



Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Fully Furnished

UPVC double glazed front door leading to:

Entrance Hall: Laminate flooring throughout. Classically decorated and furnished.

Door leading to:

Shower Room: Shower cubicle, basin, W.C.

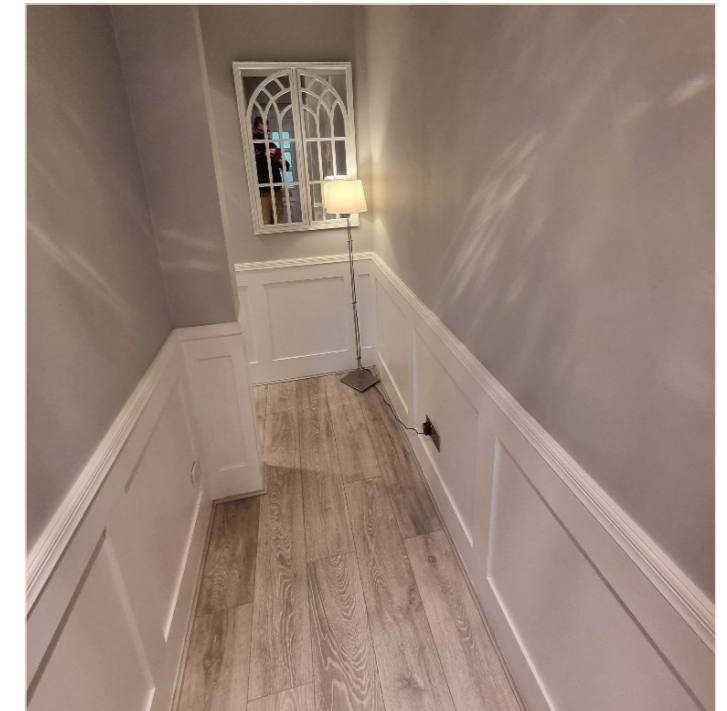
Double Bedroom: Fitted double bed. Integrated wardrobes. Double glazed windows to front aspect. Door leading through to:

Living Room: Good size living area overlooking mature gardens to the rear. Wooden door leading to:

Kitchen: Range of cream wall and base units. Integrated hob, cooker. Washing machine and fridge provided.

Communal garden

Allocated parking for one vehicle



An executive one bedroom fully furnished first floor apartment

Entrance Hall | Kitchen | Living Room | Shower Room | Double Bedroom

Located to the east of Banbury, an executive one bedroom first floor apartment located within the grounds of Hill House with the benefit of electric storage heating, double glazing and allocated parking for one vehicle