



TOTAL APPROX. FLOOR AREA 481 SQ.FT. (44.7 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	61   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	£895.00
Dilapidation deposit	£995.00

**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 west along West Bar and continue into the Broughton Road. At the large roundabout take the left turn into Queensway; continue onto the other side of the carriageway, taking the left turn into Brantwood Rise

9 Brantwood Court  
 Brantwood Rise  
 Banbury  
 Oxon, OX16 9NL

**£895 pcm - Available 13th July 2024**

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

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**Stanbra Powell**

Estate Agents  
 Valuers  
 Property Lettings



**DESCRIPTION:**

**Entrance Hall:** Electric heater to wall. Wooden door leading into large storage cupboard.

**Double bedroom:** Electric heater to wall. Double glazed windows to rear aspect, overlooking private carpark. Decorated in grey emulsion. Fitted wardrobes.

**Bathroom:** Wooden effect vinyl flooring. Fitted suite comprising of wash hand basin, low level WC and bath with electric shower over. Frosted double glazed windows to rear aspect.

**Airing cupboard** housing hot water tank.

**Living room:** Decorated in grey emulsion. Double glazed windows to side aspect. Double glazed French doors leading out to Balcony. Electric heater to wall.

**Kitchen:** Wooden laminate floor. Range of modern-white wall and base units. Marble effect work surface. Electric cooker and hob. Inset stainless steel sink unit. Double glazed windows to rear aspect. Roller blind to window. Large cupboard with shelving. 500ml space for fridge/freezer.



***A spacious one bedroom first floor apartment***

**Entrance Hall | Large bedroom with fitted wardrobes | New bathroom suite | Living room with balcony | Kitchen | Parking | Electric heating | Double glazing**

Located on this sought after development providing good size accommodation throughout, a one bedroom first floor apartment, in a well presented condition throughout. The property benefits from new electric heaters, newly fitted bathroom suite and private car park to rear.