



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 370 SQ.FT. (34.3 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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**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** £850.00

**Dilapidation deposit** £950.00

**This property is let by Stanbra Powell and managed by the Landlord thereafter.**

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:** A **LOCAL AUTHORITY:** Cherwell District 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 east through the High Street and into George Street. Take second right turn into Britannia Road.

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

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27 Cameron Court  
 Banbury  
 Oxon  
 OX16 5EJ

**£850 pcm - Available mid August**



**Stanbra Powell**

Estate Agents  
 Valuers  
 Property Lettings



#### DESCRIPTION:

**Entrance Hall:** Tiled flooring. Intercom telephone system to wall

**Airing cupboard** housing hot water tank

**Bathroom:** Wash hand basin, low level WC and bath/

**Living room:** Beige carpet. Large bay window Electric heater to wall.

**Kitchen:** Range of wall and base units and wood effect work surface. Electric hob and cooker with extractor hood. Inset stainless steel sink unit.

**Bedroom:** Beige carpet. Storage heater to wall. Window to front aspect with secondary glazing.

This property is suitable for a single professional couple with no pets or children.

#### Location:

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.



### *A neatly presented one bedroom apartment*

**Entrance Hall | Airing cupboard | Bathroom | Living room | Kitchen | Bedroom | Double and secondary glazing | Electric heating | Off road parking**

Conveniently located within walking distance of the town centre, railway station, Hospital and supermarkets, is this well proportioned third floor one bedroom apartment. The property benefits from private parking, double glazed windows and electric heating.