



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	£1350.00
Dilapidation deposit	£1450.00

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

**CURRENT COUNCIL TAX BANDING: C 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 to Junction 11 of M40, at the motorway roundabout take the third turning onto the A422. At the next roundabout take the first turning onto the B4525 Banbury Lane and Millers Way is on the right hand side.

61 Millers Way  
Middleton Cheney  
Oxon  
OX17 2GB

**£1350 pcm - Available 13th September**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



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

Tel: 01295 221100 Fax: 01295 224805 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)



**DESCRIPTION:**

UPVC double glazed front door leading to:-

**Entrance Hall:** Radiator to wall, Smoke alarm to ceiling. RCD unit to wall. Door leading to:-

**Downstairs W.C:** Tiled flooring. Radiator to wall. Wash hand basin. W.C. Wooden door leading to:-

**Kitchen/Dining Area:** Tiled flooring throughout. Modern range of high gloss grey cupboards and drawers. Marble effect worktop. Stainless steel sink unit. Integrated fridge freezer. Integrated dishwasher. Gas hob and cooker. Double glazed windows to side aspect. Radiator to wall. French double glazed rear doors leading to:-

**Rear Garden:** Laid to patio and synthetic grass. Fully enclosed.

Further double glazed windows to corner aspect. Wooden door leading to:-

**Living Room:** Carpeted throughout. Double glazed windows to two aspects making a light and airy room. Fitted blinds and curtains.

**Stairs to First Floor**

**First Floor Landing Area:** White painted wooden door leading to:-

**Cupboard:** Storage and shelving inside. Wooden door leading through to:-

**Master Bedroom:** Integrated wardrobes. Radiator to wall. Double glazed windows to two aspects. Door leading through to:-

**Bedroom Two:** Double bedroom. Radiator to wall. Double glazed windows to rear aspect. Doors leading to fitted wardrobe area. Door leading to:-

**Main Bathroom:** Tiled flooring. Bath. Basin. W.C. Fitted shower. Double glazed windows to rear aspect. Mirror fronted cabinets to wall. Extractor fan to ceiling. Spot light fittings. Heated towel rail.



***A very well presented two bedroom end of terrace property***

**Entrance Hall | Downstairs WC | Kitchen/Dining Area | Living Room | Two Bedrooms | Bathroom | Enclosed Rear Garden**

Located in this sought after village of Middleton Cheney with easy access to M40 Junction 11 and Banbury Railway Station