



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 £1095.00

Dilapidation deposit £1195.00

This property is let and managed by Stanbra Powell

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

**CURRENT COUNCIL TAX BANDING: B 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; continue to the main traffic lights and turn left into Lower Cherwell Street. At the traffic lights turn right onto the railway bridge. Continue onto the Middleton Road until reaching the large roundabout then turn right onto Ermont Way. At the next large round-about take the third exit left into Overthorpe Road and right into Westminster Way and Canterbury Close is the second turning on the right.

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76 Canterbury Close  
Banbury  
Oxon  
OX16 4FF

£1095 pcm - Available 7th October



Stanbra Powell

Estate Agents  
Valuers  
Property Lettings





**Entrance Hall:** Wood flooring throughout. Neutrally decorated .

**Living Room:** Neutrally decorated . Radiator to wall. Double glazed windows to front aspect. Smoke alarm to ceiling.

Storage Cupboard.

Leading through to

**Dining Area:** Wooden laminate flooring throughout. Radiator to wall. Double glazed French doors to rear.

**Kitchen:** A range of light wood with black panelled wall and base units. Marble effect work surfaces. Inset stainless steel sink unit. Tile work surround. Four ring hob and oven. Boiler to wall. Double glazed window overlooking enclosed rear garden.

Stairs to first floor.

Landing.

**Bedroom one:** Fitted wardrobes with mirrored sliding doors. Window to front aspect.

**Bedroom Two:** Single room.

**Bathroom** White suite comprising of panelled bath with shower over. Wash basin and low level WC. Frosted double glazed windows. Marble effect vinyl floor.

**Garden:** Large area laid to paviour. Area to lawn.



## *A neatly presented two bedroom terraced house.*

**Entrance Hall | Living Room | Kitchen/Dining Room | Two Bedrooms | Bathroom | Double glazed windows | Gas radiator heating | Off Road parking for Two Vehicles | Fully enclosed rear garden.**

Enjoying a cul-de-sac position within this popular development, a larger than average two bedroom terraced home. The property benefits from newly fitted double glazed windows, gas radiator heating and off road parking for two vehicles.