

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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	£1395.00
Dilapidation deposit	£1495.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: D **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 in a northerly direction. Upon reaching the first main set of traffic lights turn left into the Warwick Road and proceed for approximately one and a quarter miles turning right at the third roundabout. Proceed to the next roundabout and turn right into Usher Drive which leads into Ashmead Road.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



15 Ashmead Road

Banbury

Oxon

OX16 1AA

£1395 pcm - Available 14th October



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



A very well presented three bedroom semi-detached townhouse

Entrance Hall | Downstairs W.C | Kitchen/Dining Area | Open Plan Living Area | Three Bedrooms | Bathroom | En-Suite | Garden | Garage | Off-Road Parking for Two Vehicles

A very well presented property situated on the north side of town with the benefit of gas radiator heating, double glazing and off road parking for two vehicles

UPVC double glazed front door leading to:

Entrance Hall: Wooden laminate flooring throughout. Area downstairs

Downstairs W.C: Low level W.C. Wash hand basin. Low level tiling. Extractor fan to ceiling.

Kitchen/Dining Area: Tile effect vinyl flooring. Breakfast bar with stools. A range of light wooden wall and base units. Sink. Integrated dishwasher. Integrated fridge/freezer. Gas hob. Electric cooker and grill. Freestanding washing machine (the Landlord will not accept any responsibility for repairs should this be used by the tenant and if deemed irreparable it will not be replaced). Spot light fittings to ceiling. Double glazed window to rear aspect. Double glazed rear door.

Stairs to first floor

First floor landing: Smoke alarm to ceiling. Double glazed window to front aspect.

Open plan Living Area: Wooden laminate flooring throughout. Double glazed windows to rear aspect. Electric fireplace with wooden hearth and marble surround.

Bedroom Three: Wooden laminate flooring. Double glazed windows to front aspect.

Stairs to second floor

Second floor landing: Smoke alarm to ceiling. Access to roof space

Family Bathroom: Shower over bath. Tile work surround. Wash hand basin. Low level W.C. Double glazed window to side aspect

Bedroom Two: Double glazed windows to front aspect. Cupboard housing hot water tank. Fitted wardrobe with wooden shelving inside.

Master Bedroom: Fitted wardrobes. Double glazed windows to rear aspect.

En Suite Shower Room: Tile work surround. Wash hand basin. Shower cubicle. Low level W.C.

Garden to rear: Large area laid to decking. Further area laid to Welsh slate and patio area.

Garage

