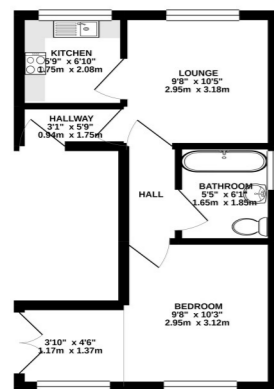
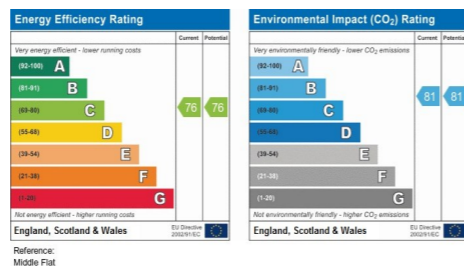


MIDDLE FLOOR FLAT
254 sq. ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 254 sq. ft. (23.6 sq.m.) approx.
These measurements are for general 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.



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.

UPON SIGNING THE LEASE

First months rent in advance £895.00

Dilapidation deposit £995.00

This property is let and managed by Stanbra Powell

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 along the High Street and continue into George Street. At the second set of traffic lights turn left into Lower Cherwell Street and second right crossing over the railway bridge into the Middleton Road. Continue along this road and take the third left into West Street and first right into South Street. The property can be found on the right hand side.

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



Middle Flat
20A South Street
Oxon
OX16 3LB

£895 pcm - Available beginning November



Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Entrance via a communal front door and on to property front door.

Living room: Beige carpet and decoration in magnolia emulsion. Double glazed windows. Central light fitting. Gas radiator to wall. Outlet points.

Kitchen: A range of modern light wood wall and base unit. Inset stainless steel sink unit. Electric oven and hob. Tile work surround. Washing/Dryer machine and fridge. Double glazed windows. Extractor fan. Outlet points.

White bathroom suite comprising of panelled bath with shower over, low level WC and washbasin. Tile work surround. Frosted double glazed window. Valiant boiler for domestic hot water and central heating.

Bedroom: Beige carpet and decoration in magnolia emulsion. Double glazed windows. Central light fitting. Gas radiator to wall. Outlet points. This leads to a separate dressing area with fitted wardrobes.

Outside

Allocated parking space to the rear of property



A neatly presented one bedroom apartment

Entrance Hall | Lounge | Kitchen | Bathroom | Bedroom | Parking space

Conveniently located within walking distance of many local amenities and close to the M40 Motorway Junction 11, a well presented first floor one bedroom apartment. The property benefits from gas radiator heating, double glazing and allocated parking.