



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	£1050.00
Deposit	£1150.00

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

**CURRENT COUNCIL TAX BANDING:** A **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 east through the High Street, continue to the T-Junction and take the left turn into Lower Cherwell Street, first right at the traffic lights and take the second right turn into the Causeway.

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

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**35 Howard Crescent**

**The Causeway**

**Banbury**

**Oxon, OX16 4RH**

**£1050 pcm - Available 14th October**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





**DESCRIPTION:**

Wooden front door leading to:

**Entrance Porch:** Wooden effect vinyl flooring. RCD unit to wall. Wooden door leading to:

**Main Hallway:** Smoke alarm to ceiling. Wooden door leading to storage cupboard. Dimplex heater to wall. Wooden door leading to:

**Bedroom Two:** Velux window to roof aspect. Dimplex wall heater. Wooden door leading to:

**Bathroom:** Newly fitted bathroom suite comprising wash hand basin, low level W.C and bath. Tile work surround. Tile effect vinyl flooring. Velux window to ceiling. Wooden door leading to airing cupboard. Archway leading through to:

**Secondary Hallway:** Open plan hallway area. Wooden door leading to:

**Open Plan Lounge/Kitchen Area:** Newly carpeted throughout. Dimplex wall heater. Double glazed window to front aspect. Area to Kitchen - Wooden laminate flooring. Marble effect worktop. Electric cooker and hob. Space for washing machine and fridge. Newly fitted stainless steel sink unit. Tile works surround. A range of wooden wall and base units. Smoke alarm to ceiling.

**Stairs to First Floor:**

**First Floor Landing:** Archway leading through to:

**Master Bedroom:** Eaves access either side. Dimplex wall heater. Velux window to ceiling. Wooden door leading to:

**Shower Room:** Tile effect vinyl flooring. Shower cubicle with electric shower to wall. Wash hand basin. Low level W.C. Velux light fitting. Shaver light fitting to wall.



***A well presented two bedroom second floor apartment***

**Entrance Porch | Main Hallway | Open Plan Lounge/Kitchen Area | Two Bedrooms | Main Bathroom | Shower Room | Off Road Parking**

Located within a 5 minute walk of Banbury Town Centre, a well presented two bedroom second floor apartment with the benefit of newly fitted Dimplex electric wall heaters, double glazed windows and off-road parking