

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 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	£1100.00
Deposit	£1200.00

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 plants supplied are for general guidance only and are not to scale. All di-mensions 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.



34 Waltham Gardens

Banbury

Oxon

OX16 4FD

£1100 pcm - Available Immediately



Stanbra
Powell

Estate Agents
Valuers
Property Lettings





DESCRIPTION:

Newly decorated throughout

UPVC double glazed front door leading to:

Entrance Hall: Wooden laminate flooring throughout. RCD unit to wall. Wooden plinth with coat hooks. Thermostat to wall. Archway leading through to:

Kitchen Area: Tiled flooring throughout. Double glazed window to front aspect. A range of light wooden wall and base units. Marble effect worktop. Space for washing machine and fridge freezer. Electric hob and cooker. Stainless steel sink unit. Tile work surround. Quad light fitting to ceiling. Extractor fan to wall. Wooden door leading to:

Living Room: Newly laid carpet. Double glazed window to rear aspect. Curtain pole with matching curtains. UPVC double glazed rear door with curtain leading to garden.

Stairs to first floor: Newly laid carpet.

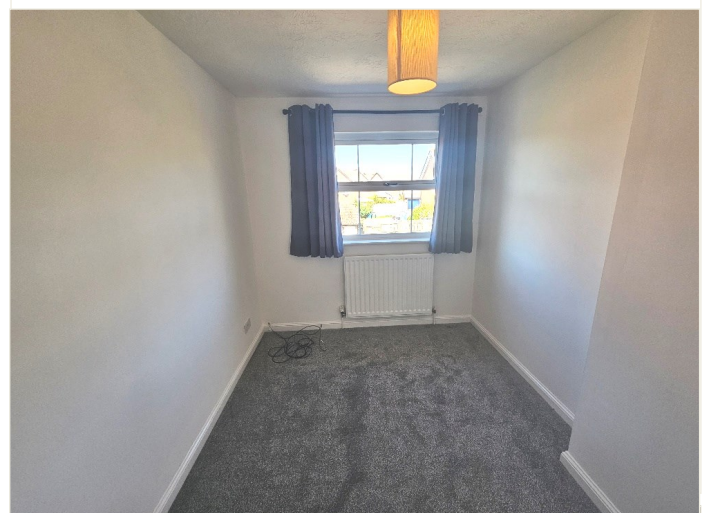
First floor landing: Smoke alarm to ceiling. Loft access. White painted wooden door leading to:

Bathroom: Tile effect vinyl flooring. Heated towel rail to wall. Wash hand basin with cabinet beneath. Low level W.C with enclosed cistern. Kidney shaped bath with shower over. Shower screen. Double glazed windows to rear aspect. White painted wooden door leading to:

Bedroom Two: Grey coloured carpet. Double glazed windows to rear aspect. White painted wooden door leading to:

Master Bedroom: Fitted wardrobes. Cupboard under stairs housing hot water tank. Double glazed windows to two aspects.

Rear Garden: Laid to patio. Borders either side. Shed. Gates to rear of garden.



A newly decorated two bedroom property

Entrance Hall | Kitchen Area | Living Room | Bathroom | Two Bedrooms | Rear Garden | Off Road Parking for Two Vehicles

Located to the east side of town, within a two minute drive of Junction 11 M40 and a ten minute walk to the railway station, with the benefit of off road parking for two vehicles