

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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	£1045.00
Deposit	£1145.00

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 south on the Oxford Road, taking the third left turn into St John's Road and then take the second right turn into Calthorpe Road.

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

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16D Calthorpe Road

Banbury

Oxon

OX16 5HS

£1045 pcm - Available beginning April



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden front door leading to:

Entrance Hall: Carpeted throughout. Smoke alarm to ceiling. Wooden door leading to:

Utility Room: Washing machine. Space for tumble dryer. Intercom telephone system to wall. Wooden door leading to:

Bathroom: Tiled flooring. Wash hand basin. Low level W.C. Mirror to wall. Bath with shower over. Light fitting to ceiling. Extractor fan to wall. Wooden door leading to:

Bedroom Two: Windows to front aspect. Wooden door leading to:

Open Plan Lounge/Kitchen Area: Lounge area laid to carpet. Windows to front aspect. L-Shaped sofa. Marble effect top table. Kitchen area - tiled flooring. A range of high gloss light grey wall and base units. Wooden worktop. Stainless steel sink unit. Tile work surround. Gas hob and cooker. Freestanding Montpellier fridge freezer. Extractor fan. Wooden door leading to:

Master Bedroom: Windows to rear aspect.



A well presented grade II listed two bedroom top floor apartment

Entrance Hall | Utility Room | Open Plan Lounge/Kitchen Area | Two Bedrooms | Bathroom

Located within a five minute walk of Banbury Town Centre, a well presented grade II listed two bedroom top floor apartment with the benefit of gas radiator heating