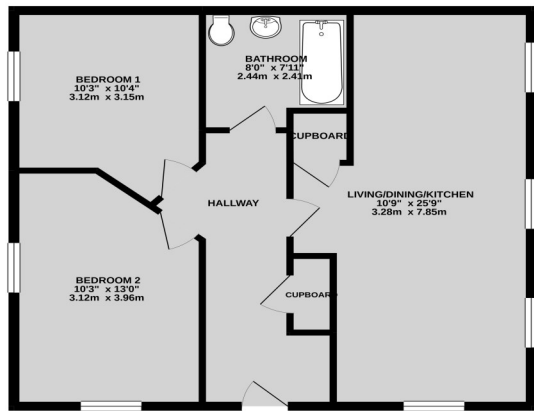


GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.
These areas are calculated from the measurements of the property taken on the day of the valuation. The measurements 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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 £1150.00

Deposit £1250.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **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 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.

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 Wardington Road

Banbury

Oxon

OX16 2DF

£1150 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall: Wooden laminate flooring throughout. Smoke alarm to ceiling. RCD unit to wall. Wooden door leading to storage cupboard housing electric meter. Wooden shelving. Wooden door leading to:

Master Bedroom: Double glazed windows to two aspects. Blinds to windows. Wooden door leading to:

Bedroom Two: Double glazed windows to side aspect. Wooden door leading to:

Bathroom: Shower cubicle. Low level W.C. Wash hand basin. Heated towel rail to wall. Extractor fan to ceiling. Wooden door leading to:

Open Plan Lounge/Kitchen Area: Double glazed windows to two aspects. Gas hob. Electric cooker. Washing machine. Fridge Freezer. A range of white wall and base units. Stainless steel splashback. Gas combination boiler to wall. Double glazed window to side aspect. Smoke alarm to ceiling



An impressive newly built two bedroom maisonette offered in excellent decorative order throughout.

Spacious entrance hall | Useful storage cupboard| Open plan living / kitchen dining room | Two double bedrooms| Bathroom | Gas radiator heating | UPVC double glazing | Allocated parking for one vehicle

Located on this newly built development, a ground floor spacious two bedroom property, benefitting from gas radiator heating and allocated parking. The property is located on the northern side of Banbury within close proximity of amenities.