

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 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 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.



54 Green Lane  
Banbury  
Oxon  
OX16 9HD

£1150 pcm - Available Mid May



Stanbra Powell  
Estate Agents  
Valuers  
Property Lettings







## *A well presented one bedroom property*

**Entrance Hall | Kitchen Area | Open Plan Living Area | Conservatory | Shower Room | Bedroom | Rear Garden | Off Road Parking for Two Vehicles**

Located within a five minute walk of Banbury Town Centre, a well presented one bedroom end of terrace property with the benefit of off road parking for two vehicles, double glazing and gas radiator heating

### DESCRIPTION:

UPVC double glazed front door leading to:

**Entrance Hall:** Wooden laminate flooring throughout. Archway leading through to:

**Kitchen Area:** A range of white wall and base units. Stainless steel gas hob and cooker. Space for washing machine and fridge. Wooden worktop. Stainless steel sink unit. Double glazed windows to front aspect. Roller blinds. Gas combination boiler. Tile work surround. Oak wooden door with glass panel leading through to:

**Open plan living area:** Wooden laminate flooring throughout. Neutrally decorated. UPVC double glazed door leading to:

**Conservatory:** Tiled flooring. Double glazed french doors to patio area.

**Stairs to first floor**

**First floor landing:** Access to loft space. Oak wooden door leading to storage cupboard. RCD unit to wall. Oak wooden door leading to:

**Shower Room:** Tiled flooring. Wash hand basin. Low level W.C. Velux roof window. Shower cubicle. Heated towel rail to wall. Oak wooden door leading to:

**Bedroom:** Wooden laminate flooring throughout. Double glazed windows to rear aspect. Fitted ward-robes.

**Rear Garden:** Area laid to patio

