

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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 £1100.00

Deposit £1200.00

This property is let and managed by Stanbra Powell

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.



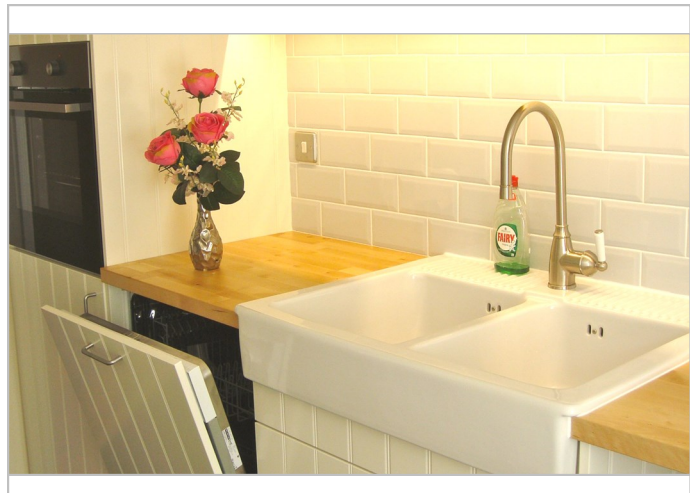
Flat 2
24 Austin House
Banbury
Oxon, OX16 9AF
£1100 pcm - Available mid May



Stanbra Powell | Estate Agents
Valuers
Property Lettings

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DESCRIPTION:

Front door leading to;

Entrance Hall: Amtico flooring; radiator to wall
Walk-In Cupboard with power and extractor
Airing cupboard housing water tank
Cupboard above water tank

Lounge with sash windows to front and side aspects;
traditional fireplace (Not Usable)

Kitchen with a range of base and wall units; integrat-
ed dishwasher; fridge and freezer; space for washing
machine; electric hob and cooker; twin bowl ceramic
sink

Bedroom Two with radiator to wall and single glazed
sash windows overlooking courtyard

Master bedroom with radiator to wall and sash win-
dow

Gas radiator heating

Outside:

Large door to small enclosed south facing court-
yard

This property is suitable for a single or professional non-
smoking couple with no pets or children.



*Offered in good order throughout, a well presented two bedroom
apartment*

**Communal Hall | Kitchen | Lounge | Two Bedrooms | Bathroom | Radiator heating | Off road parking
Courtyard**

Offering good sized and versatile accommodation throughout, a well presented two bedroom apartment lo-
cated within close proximity of the town centre. The property benefits from gas radiator heating, off road
parking and private south facing courtyard.