



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	£995.00
Dilapidation deposit	£1095.00

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 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.

DIRECTIONS: From Banbury Cross proceed north to the main traffic lights Turn left into the Warwick Road and continue to the mini-roundabout and turn right into the Parklands development.



81 Parklands
Banbury
Oxon
OX16 2TD

£995 pcm - Available 22nd March



Stanbra Powell
Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden varnished front door leading to:

Living Room Area: Electric wood burning effect fire. Double glazed sliding doors leading to garden.

Archway through to:

Kitchen: A range of wall and base units. Wooden effect laminate flooring. Wood effect worktops. Gas hob. Electric Cooker. Space for washing machine and fridge freezer. Stainless steel sink unit. New Glow-worm gas boiler to wall. Extractor fan. Double glazed windows overlooking rear garden.

Stairs to first floor

First Floor Landing

Bathroom: Wooden laminate flooring throughout. White suite comprising of bath, wash hand basin, low level W.C and electric shower over bath. Windows to side aspect.

Bedroom: Windows to two aspects. Airing cupboard housing hot water tank.

Garden: With private access. Large area laid to shingle. Small area of patio.



A well presented one bedroom property

Living Room Area | Kitchen | Bedroom | Bathroom | Garden | Off-Road Parking

Located within a 10 minute walk of Banbury Town Centre, a well presented one bedroom semi-detached house with the benefit of off road parking, gas radiator heating and double glazing