

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.



Flat 21 Cherwell Court

Britannia Road

Banbury

Oxon, OX16 5DE

£1150 pcm - Available Mid May



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

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





DESCRIPTION:

The property has been redecorated and new flooring throughout

Wooden painted front door leading to:

Entrance Hall: Double glazed windows to rear aspect. White painted wooden door leading to cupboard with plumbing inside for washing machine. Smoke alarm to ceiling. White painted wooden door leading to storage cupboard. Intercom telephone system. Further wooden door to double storage cupboard. White painted wooden door leading to:

Master Bedroom: Double glazed windows to front aspect. Fitted wardrobes. Wooden door leading to:

En-Suite Shower Room: Marble effect vinyl flooring. Heated towel rail. Wash hand basin. Shower cubicle with tile work surround. Low level W.C. Wooden door leading to:

Bedroom Two: Double glazed windows to front aspect. Fitted wardrobes. White painted wooden door leading to:

Bathroom: Wooden effect vinyl flooring. Wash hand basin. Low level W.C. Heated towel rail to wall. Tile work surround. Double glazed windows to rear aspect. Bath with mixer tap shower connection. Glass shower screen. Extractor fan to ceiling. White painted wooden door leading to:

Open Plan Kitchen/Living Area: French windows to Juliet balcony to front aspect. A range of light wooden wall and base units. Marble effect worktop. Tile work surround. Stainless steel sink unit. Integrated fridge freezer. Cooker, hob and grill. Double glazed windows to rear aspect. Extractor hood.



A fully refurbished two bedroom second floor apartment

Entrance Hall | Open Plan Kitchen/Living Area | Two Bedrooms | Bathroom | En-Suite | Parking for On-ve Vehicle

Located within a five minute walk of Banbury Town Centre, a well presented two bedroom 2nd floor apartment with the benefit of double glazed windows, gas radiator heating and secure private parking for one vehicle