

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   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
Dilapidation deposit	£1200.00

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:** C **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 plans 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 three miles south to Twyford and upon passing the Bowls Club, take the right turn into Greenhill House and take the first turn left to the allocated parking space.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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**5 Greenhill House**

**Twyford**

**Adderbury**

**Oxon, OX17 3FJ**

**£1100 pcm - Available 27th June**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





## DESCRIPTION:

Wooden front door leading to:

### Entrance Hall

**Bathroom:** Tiled flooring. Low level W.C. Wash hand basin. Mirrored cabinet to wall. Heated towel rail to wall. Bath with shower with mixer tap connection. Tile work surround. Extractor fan.

**Storage Cupboard:** Housing RCD unit.

**Second Bedroom:** Fitted wardrobes. Double glazed windows to front aspect. Blinds to window.

**Cupboard:** Housing hot water tank. Shelving inside.

**Living Area:** Feature wall. Double glazed French doors to side aspect overlooking communal gardens and country views.

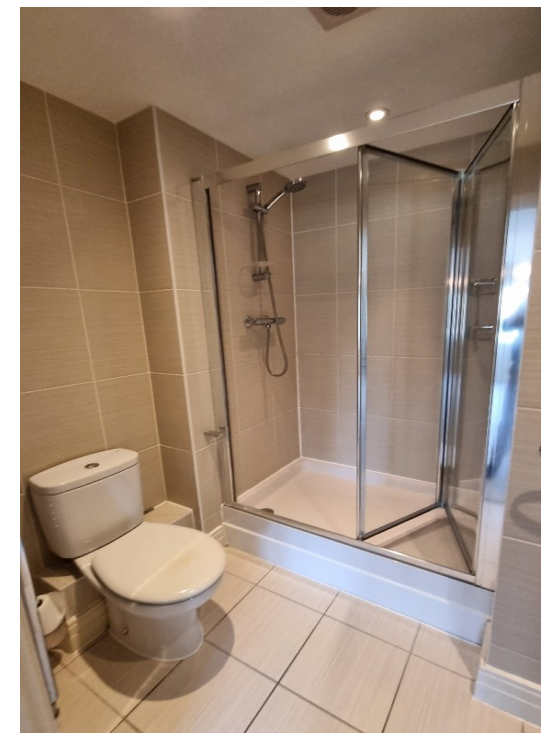
Double wooden doors leading to:

**Kitchen:** Tiled flooring. A range of white wooden wall and base units. Wooden worktop. Gas hob. Cooker. Integrated fridge/freezer. Integrated washing machine. Stainless steel sink unit. Extractor hood. Smoke alarm to ceiling. Spot light fittings to ceiling.

**Master Bedroom:** Double glazed windows to side aspect overlooking communal gardens. Fitted wardrobes. Wooden door leading to :

**En-Suite Shower Room:** Tiled flooring. Heated towel rail to wall. Low level W.C. Shower cubicle. Tile work surround. Wash hand basin. Towel hoop. Glass shelf to wall. Mirror to wall. Spot light fittings to ceiling.

Off-road parking for one vehicle



## *A very well presented two bedroom first floor apartment*

**Entrance Hall | Living Area | Kitchen | Bathroom | Two Bedrooms | En-Suite Shower Room | Off-Road Parking for one vehicle**

The popular village of Adderbury to the South of Banbury offers a range of amenities including public houses, primary school and a tennis and squash club. Warriner secondary school can be found in the nearby village of Bloxham. Further amenities can be found in Banbury with access to Junction 11 M40 and railway station.