

| 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 | £1100.00 |
| Dilapidation deposit | £1200.00 |

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.

DIRECTIONS: From Banbury Cross proceed east through the High Street and into George Street; continue to the second set of traffic lights and turn left into Upper Windsor Street. At the next set of traffic lights turn right and continue over the railway bridge into the Middleton Road.

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

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Flat 10 Cricketers Field

41 Middleton Road

Banbury

Oxon, OX16 3QR

£1100 pcm - Available 7th July



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden front door leading to:

Entrance Hall: Wooden laminate flooring throughout. Intercom telephone system to wall. Double glazed window to front aspect. Wooden door leading to:

Shower Room: Tiled floor to ceiling. Shower cubicle. Low level W.C. Wash hand basin. Heated towel rail to wall. Double glazed window to rear aspect. Wooden door leading to:

Master Bedroom: Double glazed windows to front aspect. Wooden laminate flooring throughout. Electric heater to wall. Double glazed windows to front aspect.

Wooden door leading to:

Bedroom Two: Double glazed window to rear aspect. Electric heater to wall.

Wooden door leading to:

Open Plan Kitchen/Living Area:

Kitchen Area: Wooden laminate flooring throughout. Double glazed windows to dual aspects. Electric heater to wall. A range of light wall and base units. Stainless steel sink unit. Washing machine provided. Space for fridge/freezer. Natural wooden worktop. Tile work surround. Smoke alarm to ceiling.

Living Room Area: Wooden laminate flooring throughout. Electric heater to wall. Double glazed windows to front aspect.

Off road parking for one vehicle



A very well presented first floor two bedroom apartment

Entrance Hall | Open Plan Kitchen/Living Area | Shower Room | Two Bedrooms | Off Road Parking for one vehicle

Located within a five minute walk of Banbury Town Centre, a first floor two bedroom property with the benefit of electric heating and double glazing throughout