



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	£895.00
Dilapidation deposit	£995.00

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 east through the High Street and continue into George Street and at the traffic lights turn right into Broad Street and the property can be found on the right hand side.



Flat 6, Oriel House

47 Broad Street

Banbury

OX16 5AR

£895 pcm - Available beginning July

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:

Front Door leading to:

Communal Entrance

Entrance Hall with tiled flooring; door to lounge

Open plan lounge/kitchen/breakfast room

Lounge Area tiled floor; double glazed windows to side aspect; tongue and groove panelling; electric storage heater

Kitchen/Breakfast Area range of eye and base level units; stainless steel sink unit; electric hob and oven under; space and plumbing for a washing machine; space for a fridge/freezer; tiled floor; double glazed windows to side aspect

Rear Lobby Area stairs rising off to mezzanine bedroom; door to shower room

Bedroom oak flooring; wall lights; feature balustrading; storage underneath the mezzanine

Shower Room double width shower cubicle; wash hand basin; WC; tiled floor; extractor fan

Outside:

Electric Heating

Double Glazing

Please note this property will be on a minimum 12 month tenancy agreement



A well presented one bedroom character apartment

Entrance Hall | Open Plan Lounge/Kitchen/Breakfast Room | Bedroom | Shower Room | Electric Heating | Double glazing

A well presented one bedroom character apartment conveniently located within walking distance to the town centre.