



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	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

This property is let and managed by Stanbra Powell

**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 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.

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Apartment 3, Beechfield House

West Bar Street

Banbury

OX16 9RR

£1100 pcm - Available 29th July



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*A spacious ground floor one bedroom apartment in this exclusive development*

**Communal Entrance hall | Hallway | Open plan Lounge/Diner/Kitchen | One bedroom | Shower Room | Electric heating | Double glazing | Allocated parking for one vehicle**

Set within Beechfield House, built in 1830's a well presented one bedroom ground floor apartment with allocated parking . Benefiting from modern kitchen with integrated appliances, double glazing and high levels of insulation throughout. Ideally suited for a professional single/couple. Not suitable for pets or children.

**DESCRIPTION:**

**A beautiful large communal entrance with ornate staircase**

**Entrance Hall:** Wooden laminate flooring throughout. Intercom telephone to wall. Smoke alarm. Electric panel heater. Fuse box to wall.

**Living room:** Wooden laminate floor. 2 x electric panel heaters. Double glazed window to front aspect.

**Kitchen:** Wooden laminate floor. Range of modern high gloss cupboards and drawers. Marble effect work tops. Integrated appliances. Stainless steel sink unit. Electric hob and cooker with stainless steel splashback behind. Extractor fan. Smoke alarm.

**Cupboard for storage**

**Shower room:** Black tiled floor. Large shower cubicle. Low level WC. Wash hand basin. Mirror to wall. Shavers light socket. Extractor fan.

**Bedroom:** neutrally decorated. Double glazed windows to side aspect. Electric panel heater. Fitted wardrobes with hanging space inside.

**Double Glazing**

**Electric Heating**

**Allocated parking for one vehicle**

