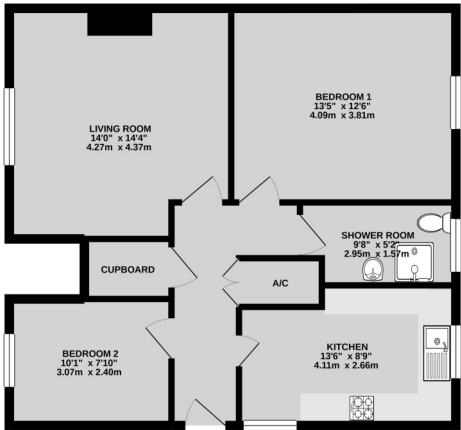
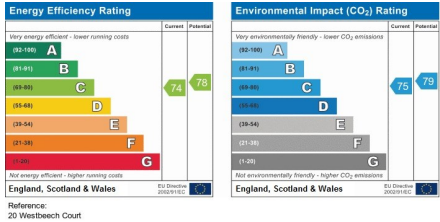


GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) approx.
When using diagrams, please note that they 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.



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 de-tailed 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:

UPON SIGNING THE LEASE

First months rent in advance £1050.00

Dilapidation deposit £1150.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B LOCAL AUTHORITY: Cherwell District Council

Important Notice - 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 along West Bar Street, and Westbeech Court can be found on the right hand side.

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



Stanbra
Powell

Estate Agents
Valuers
Property Lettings

20 Westbeech Court
Banbury
Oxon
OX16 9RY

£1050 pcm - Available 23rd October



UPVC double glazed front door leading to:

Entrance Hall

Double glazed to front. Radiator

Living room: Electric fireplace with stone hearth and mantel piece. Radiator to wall. Double glazed windows to front aspect.

Bedroom: Carpet to flooring. Radiator to wall. Double glazed windows overlooking rear garden.

Kitchen: A range of wall and base units. Inset stainless steel sink unit. Double glazed window overlooking rear garden. Electric oven and hob. **Freestanding fridge/freezer—this item has been left by the Landlord for the use of the tenant. The landlord will not be responsible for repairs/replacement)**

White bathroom suite comprising of low level WC, wash basin and enclosed shower cubicle.

Rear garden mainly laid to brick paving and patio. Shed. Summer House. Parklands to the rear.



A well presented two bedroom ground floor maisonette

Entrance Hall | Two bedrooms | Kitchen | Bathroom | Living room | Enclosed rear garden | Gas radiator heating | Double glazing

Conveniently located within walking distance to the town centre, a well presented ground floor two bedroom maisonette. The property is situated in this quiet back water and overlooks open parklands.

