



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 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.

First months rent in advance £1050.00

Dilapidation deposit £1150.00

This property is let and managed by Stanbra Powell

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.

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

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

**DIRECTIONS:** From Banbury Cross proceed east along the High Street and continue into George Street. At the T junction turn left into Lower Cherwell Street and right at the traffic lights crossing over the railway bridge into the Middleton Road. At the traffic lights, turn left into Waterloo Drive, continue into Wellington Avenue, Broome Way and Fowler Road. Stanier place is the second turning on the left hand side, off Fowler Road.

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

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3 Stanier Place  
Banbury  
Oxon  
OX16 3WF

£1050 pcm - Available beg September



Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings





## DESCRIPTION:

Entrance Door

Stairs to first floor

Large open plan lounge/dining room with electric heaters to wall.

Kitchen with a range of wall and base units. Fitted electric cooker with hob. Stainless steel sink unit with single drain-er. Extractor hood. Washing machine and fridge (These items have been left by the Landlord and if deemed irrepa-rable, they will not be held responsible)

Stairs to second floor landing

Good sized double bedroom to front aspect with electric heater to wall.

Bathroom with electric shower over bath; basin; WC

Bedroom Two with electric heater to wall



The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.

## *Two bedroom first floor maisonette with parking*

**Stairs to first floor | Open plan lounge/diner | Kitchen | Two bedrooms | Bathroom**

Located close to the M40 Motorway Junction 11, is this two bedroom first floor maisonette with the benefit of off road parking and within walking distance of the Town Centre and to the Railway Station