

The floor plan shows a rectangular house layout. On the left is the **KITCHEN/LIVING ROOM** (17'6" x 10'1", 5.33m x 3.07m) featuring a kitchen unit with a sink and four burners, and a living area. To the right of this is **BEDROOM 2** (14'4" x 6'9", 4.37m x 2.07m). Further right is **BEDROOM 1** (14'4" x 8'0", 4.37m x 2.59m). At the bottom center is the **BATHROOM** (7'2" x 4'0", 2.16m x 1.37m) containing a bathtub, toilet, and sink. An **ENTRANCE HALL** is located between the bedrooms and the bathroom, providing access to all rooms. The plan also shows a front door and a rear garden area.

Score	Energy rating	Current	Potential
92+	A	76 C	80 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- 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	£950.00
Deposit	£1050.00

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 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.

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



Flat 3
10 Church Lane
Banbury
Oxon, OX16 5LR
£950 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden front door leading to:

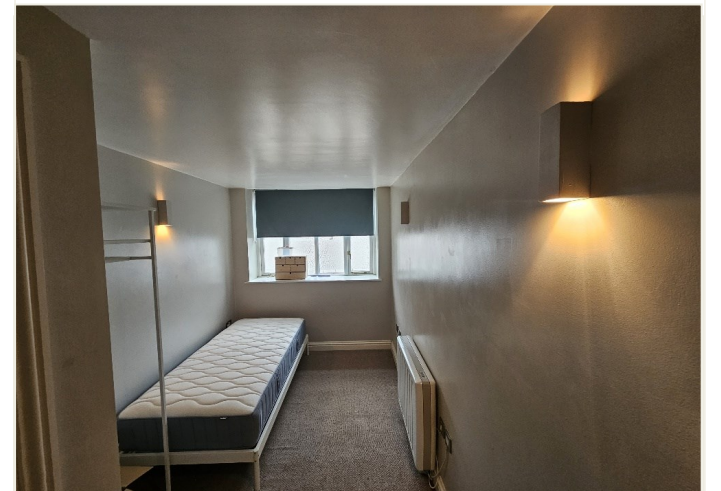
Entrance Hall: Wooden laminate flooring throughout. Intercom telephone system to wall. Wooden door leading to:

Bedroom One: Fitted bedstead. Double glazed windows to front aspect. Electric heater to wall. Fitted shelving unit. White painted wooden door leading to:

Bedroom Two: Electric heater to wall. Double glazed windows to front aspect. Integrated wardrobe. Wooden door leading to:

Bathroom: Tiled flooring. Wash hand basin. Low level W.C. Bath with shower over. Shower screen. Tile work to wall. Extractor fan. Wooden door leading to:

Open Plan Lounge/Kitchen Area: Wooden laminate flooring throughout. Double glazed windows to front aspect. Fitted shelving unit. Kitchen area — marble effect worktop. Stainless steel cooker and hob. Integrated washer/dryer and fridge/freezer. A range of light wooden wall and base units. Stainless steel sink unit. Tile work surround. Extractor fan to wall.



A very well presented two bedroom second floor apartment

Entrance Hall | Open Plan Lounge/Kitchen Area | Two Bedrooms | Bathroom

Located in the heart of Banbury Town Centre within a 30 second walk of the town centre, a very well presented two bedroom, second floor apartment with the benefit of double glazing and electric heating.