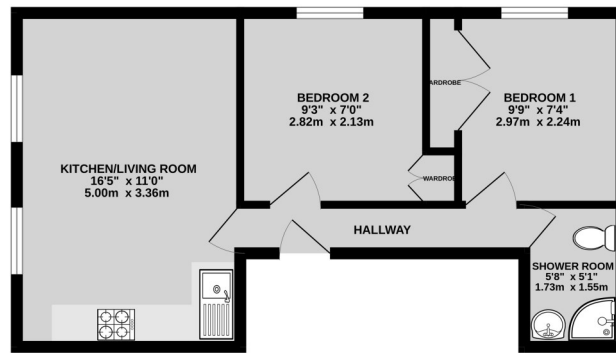


GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



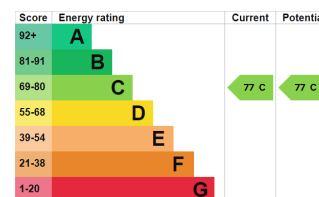
TOTAL FLOOR AREA: 427 sq.ft. (39.7 sq.m.) approx.
What every attempt has been made to ensure the accuracy of the figures contained here. Measurements of plots, gardens, etc. are given for guidance only and are not intended to be relied upon for any purpose. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency can be given.
Made with Floorplan 10000

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 £1000.00

Deposit £1100.00

This property is let by Stanbra Powell and managed by the landlord thereafter

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **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.

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



Flat 3
41 Middleton Road
Banbury
Oxon, OX16 3QR

£1000 pcm - Available early October



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden front door leading to:

Entrance Hall: Wooden laminate flooring throughout. Smoke alarm to ceiling. Wooden door leading to:

Bedroom One: Wooden laminate flooring throughout. Double glazed window to side aspect. Fitted wardrobe. Wooden door leading to:

Shower Room: Tiled flooring. Wash hand basin. Low level W.C. Shower cubicle. Electric shower to wall. Extractor fan to wall. Wooden door leading to:

Bedroom Two: Double glazed window to side aspect. Fitted wardrobe. Wooden door leading to:

Open Plan Lounge/Kitchen Area: Double glazed windows to two aspects. Wooden laminate flooring throughout. Kitchen Area - A range of white high gloss wall and base units. Electric hob and cooker. Freestanding fridge and washing machine. Marble effect worktop. Tile work surround.



A very well presented two bedroom first floor apartment

Entrance Hall | Open Plan Lounge/Kitchen Area | Two Bedrooms | Shower Room | Private allocated parking for one vehicle

Located within a 5 minute walk of Banbury Town Centre and the Train Station, a very well presented two bedroom first floor apartment with the benefit of off-road parking and electric panel heating throughout.