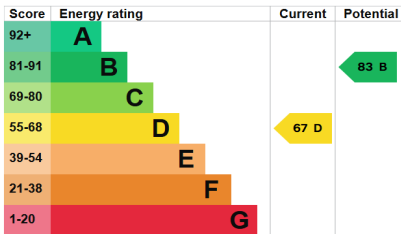


Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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	£1150.00
Deposit	£1250.00

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.

DIRECTIONS: From Banbury Cross proceed north to the third set of traffic lights, taking the left turn into the Warwick Road. Continue along this rad and upon passing the garage on the left hand side, turn immediately left and left again into Millwright Close.



1 Millwright Close

Banbury

Oxon

OX16 0RU

£1150 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



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



DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall: Tiled flooring throughout. Double glazed windows to front aspect. Oak wooden doors leading to cupboard housing RCD unit, boiler and electric meter. Double glazed window to side aspect. Wooden door leading to:

Bathroom: Tiled floor to ceiling. Heated towel rail to wall. Low level W.C. Wash hand basin with mirror above. Bath with mixer tap shower connection. Shower screen. Enclosed light fitting. Beam to ceiling.

Stairs to First Floor: Carpet to flooring

First Floor Landing: Velux window to ceiling. Smoke alarm to ceiling. Wooden door leading to:

Master Bedroom: Carpet to flooring. Double glazed windows to front aspect. Integrated wardrobes. Beams to ceiling. Wooden door leading to:

Bedroom Two: Double glazed windows to front aspect. Beams to ceiling. Wooden door leading to:

Living Area: Carpet to flooring. Beams to ceiling. Double glazed windows to side aspect. Wooden door leading to cupboard with shelving inside. Further wooden door leading to:

Kitchen: Tile effect vinyl flooring. A range of pine wall and base units. Marble effect worktop. Electric cooker and hob. Stainless steel sink unit. Tile work surround. Space for washing machine and fridge. Double glazed window to front aspect.



A character stone built newly refurbished two bedroom property

Entrance Hall | Bathroom | Two Bedrooms | Living Area | Kitchen | One Parking Space

Located within a five minute walk of Banbury Town Centre, a newly refurbished two bedroom property with the benefit of gas radiator heating and double glazing throughout