

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.

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£850.00
Deposit	£950.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

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 plants supplied are for general guidance only and are not to scale. All di-mensions 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.



Flat 6 Florence House

Banbury

Oxon

OX16 0TZ

£850 pcm - Available Immediately



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden door leading to:

Entrance Hall: Telephone intercom system to wall. Wooden door leading to:

Kitchen Area: Open plan living space. A range of newly fitted light grey wall and base units. Wooden effect vinyl flooring. Electric hob and cooker. Stainless steel sink unit. Tile work surround. Extractor fan to wall. Space for washing machine and fridge freezer. Double glazed windows to rear aspect. Strip light fitting to ceiling. Area leading through to:

Living Area: Carpet to flooring. Electric heater to wall. Double glazed window to rear aspect. Wooden door leading to storage cupboard downstairs.

Stairs to first floor

First Floor Landing: Wooden door leading to:

Bedroom: Electric heater to wall. Double bedroom. Double glazed windows to rear aspect. Smoke alarm to ceiling. Wooden door leading to wardrobe with shelving and hanging space inside. Wooden door leading to:

Shower Room: Tile effect vinyl flooring. Wash hand basin. Low level W.C. Shower cubicle. Electric heater to wall. Double glazed frosted window to rear aspect. White painted wooden door leading to cupboard housing hot water tank.



A newly presented one bedroom ground floor apartment

Entrance Hall | Kitchen Area | Living Area | Bedroom | Shower Room

A newly presented one bedroom ground floor apartment with the benefit of double glazed windows and electric heating