

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 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	£1350.00
Dilapidation deposit	£1450.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **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.

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road passing Sainsburys Store on the left hand side. Take the next turn signposted Cherwell District Council/Bodicote and at the T Junction turn left into Bankside. Take the second turning left into Chatsworth Drive and second left again into Woodhall Drive. Melbourne Close is the first turning on the right .

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



11 Melbourne Close

Banbury

Oxon

OX16 9UQ

£1350 pcm - Available 1st November



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Entrance Hall with radiator

Lounge with bay window; radiator; wood surround fireplace with inset electric fire

Kitchen with range of base and eye level units; gas hob; electric over; space for washing machine and refrigerator; door to cupboard under stairs; door leading to the rear garden

Breakfast area with space for a dining table and chairs

Bathroom with bath and electric shower over; WC; wash hand basin; laminate floor

Bedroom One with built in double wardrobe; radiator; telephone socket; TV point

Bedroom Two with built in wardrobe; radiator

Bedroom Three with wardrobe; radiator

Outside

with a good size fenced rear garden laid to lawn; picket fenced patio area with gate to garden; side pedestrian access to rear; front garden

Gas heating

Garage

Double glazing

Driveway parking



A well presented three bedroom semi-detached property

Entrance hall | Kitchen | Lounge | Three bedrooms | Bathroom | Gas heating | Double glazing | Enclosed rear garden | Allocated parking | Garage

A three bedroom semi-detached property on the popular estate of Cherwell Heights. The property benefits from double glazing, gas heating, garage with driveway parking. Local amenities and schools within walking distance