



**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.

**First months rent in advance** £1000.00

**Dilapidation 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:** C **LOCAL AUTHORITY:** Cherwell District Council

Important Notice - 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.

**DIRECTIONS:** From Banbury Cross, proceed north along North Bar and at the traffic lights continue over into Southam Road. Take the first right turn into Coopers Gate and follow the road round.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

Tel: 01295 221100 Fax: 01295 224805 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)

44 Coopers Gate  
Banbury  
Oxon  
OX16 2EQ

**£1000 pcm - Available Immediately**



**Stanbra Powell**

Estate Agents  
Valuers  
Property Lettings





## DESCRIPTION:

**Communal Entrance hall:** Stairs or lift to first floor

Front door to No 44, leading to;

**Entrance Hall:** Cupboard to fuse box. Dimplex storage heater to wall. Intercom telephone system to wall. Airing cupboard housing hot water tank.

**Lounge/Dining room:** Neutral decoration. Dimplex storage heater fitted to wall. Double glazed windows. Electric fire and hearth surround.

**Kitchen:** White ceramic tiled floor. Range of white fronted wall and base units with tiled splash back. Electric oven and hob. Extractor fan over. Double glazed window.

**Bedroom One:** Neutrally decorated. Dimplex heater to wall. Fitted double wooden wardrobes. Vent fitted to wall. Hatch to loft space.

**Ensuite bathroom:** Dimplex heater fitted to wall. WC, wash hand basin and shower cubicle with sliding doors. Tile work surround. Bathroom cabinet with mirrored doors. Towel rail. Extractor fan to ceiling.

**Bedroom Two:** Neutral decoration. Vent fitted to wall. Fitted wooden wardrobe.

**Bathroom:** Tile paneled bath. WC. And wash hand basin. Tile work surround. Shower attachment with holder. Stainless steel towel rail fitted. Extractor fan to ceiling. Dimplex heater fitted to wall.

- Electric heating
- There is a communal lift in the building

## Outside:

Allocated parking



## *Spacious top floor two bedroom apartment.*

**Entrance hallway | Living/dining area | Kitchen | Two Bedrooms | Ensuite | Bathroom | Allocated parking | Electric heating | Close to town centre | Visitor parking | Communal Lift**

Located in the much sought after Coopers Gate development a top floor two bedroom apartment which has the benefit of electric heating and double glazing. A communal lift gives access to all floors. The property is within close proximity to the town centre and within easy reach of the railway station.