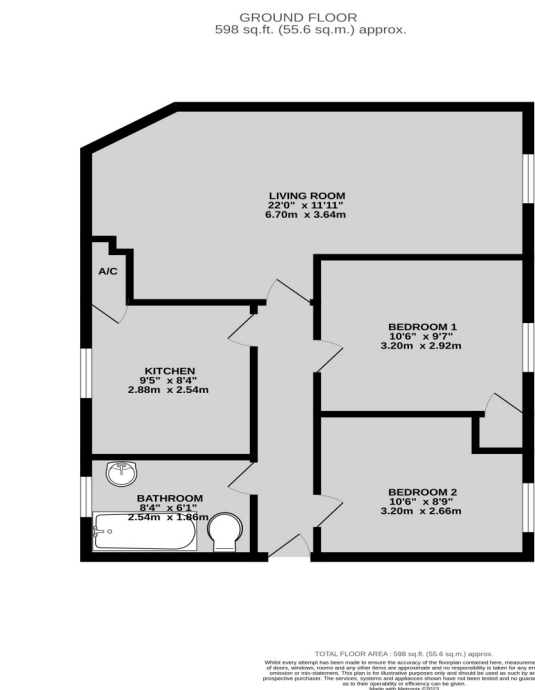




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

UPON SIGNING THE LEASE

First months rent in advance £995.00

Dilapidation deposit £1095.00

N.B This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: ‘B’ 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 east along the High Street and continue into George Street. At the T-junction turn left into Lower Cherwell Street and right at the traffic lights crossing over the railway bridge into the Middleton Road. After the mini-roundabout turn left at the traffic lights into Waterloo Drive and first right into the car part of Victoria Place

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



39 Victoria Place
Banbury
Oxon
OX16 3NN

£995 pcm - Available Immediately



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



A neatly presented two bedroom unfurnished apartment.

Entrance Hall | Lounge | Recently fitted kitchen | two double bedrooms | bathroom | Electric heating | Parking

Located within walking distance of the town centre and railway station, a two bedroom apartment providing good size accommodation throughout.

DESCRIPTION:

Communal entrance hall. Flight of stairs leading to apartment.

Entrance Hall: Grey carpet. Intercom telephone.

Lounge: Neutrally decorated. Double glazed windows to two aspects. Electric storage heater to wall.

Kitchen: Tile effect vinyl flooring. Neutrally decorated. Range of white wall and base units with back tile work surround. Marble effect work surface. Electric oven and hob. Extractor hood over. Stainless steel sink unit. Double glazed windows. Electric storage heater to wall.

Airing cupboard: Housing hot water tank. Wooden shelving inside.

Bedroom One: Grey colour carpets. Electric storage heater to wall. Double glazed windows.

Bedroom Two: Grey carpets. Electric storage heater to wall. Double glazed windows.

Bathroom: Tile effect flooring. WC, wash hand basin and bath with electric shower over. Tile work surround. Double glazed frosted windows.

OUTSIDE:

Parking

Location:

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.

