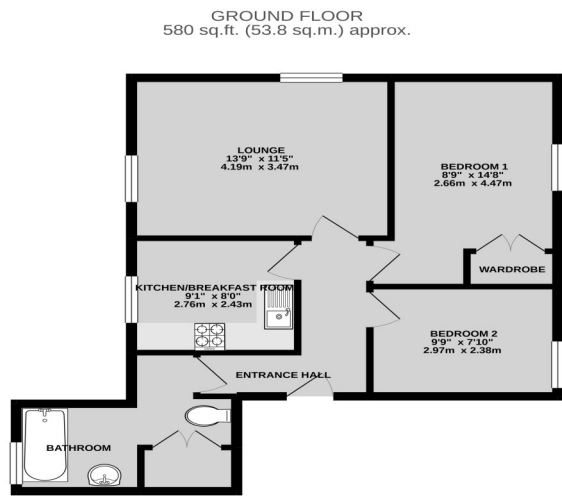




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 580 sq.ft. (53.8 sq.m.) approx.
We warrant that the information contained in this document is true and correct to the best of our knowledge and belief, and that it has been prepared by us or on our behalf by a qualified person. We do not warrant that the information is complete or that it is not subject to change without notice. We accept no liability for any loss or damage, whether in whole or in part, arising from the use of this document. The information is provided for general 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.

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

This property is let and managed by Stanbra Powell

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.

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B LOCAL AUTHORITY: Cherwell District Council

DIRECTIONS: From Banbury Cross proceed east through the High Street and into George Street. Continue over the traffic lights to the second set of traffic lights and turn left. At the next set of traffic lights turn right and continue over the railway bridge. Take the first left turn and immediately right into 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



46 Victoria Place
Banbury
Oxon
OX16 3NN

£995 pcm - Available 20th November



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Entrance Hall with wood laminate flooring.

Living room: Wood laminate flooring. Electric heater to wall. Large double glazed windows to two aspects.

Master bedroom: Grey coloured carpet. Electric heater to wall. Double glazed window. Smoke alarm to ceiling. **Fitted wardrobe** with hanging space inside

Bedroom Two: Cream coloured carpet. Electric heater to wall. Double glazed window.

Kitchen: Slate effect vinyl tiled flooring. Double glazed window. Range of modern white gloss wall and base units with chrome handles. Tiling to splashback areas. Electric oven and hob with stainless steel extractor hood. Integrated fridge/freezer.

Bathroom: Low level WC, wash hand basin and bath with electric shower over. Tiling to ceiling in shower area. Electric heater to wall. Frosted double glazed window. Double doors leading through to **Airing cupboard** housing hot water tank.

Outside

Communal Garden



A well presented two bedroom apartment

Communal entrance hall | Kitchen | Bathroom | Lounge | Two bedrooms | electric heating | Double glazing | Parking

A neatly presented first floor two bedroom apartment. The property is located within walking distance of the town centre and railway station and benefits from ample communal parking.