

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 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.

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

First months rent in advance	£800.00
Deposit	£900.00

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.

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Flat 12 Florence House

Banbury

Oxon

OX16 0TZ

£800 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

The property is newly refurbished throughout

Wooden door leading to:

Open Plan Living Area/Kitchen: Carpet to flooring throughout. Double glazed windows to rear aspect. Smoke alarm to ceiling.

Kitchen Area: Electric hob and cooker. Space for washing machine. Marble effect worktop. Tile work surround. Stainless steel sink unit. A range of light grey wall and base units. Space for washing machine and fridge/freezer. Wooden door housing hot water tank. Extractor fan to wall. White painted wooden door leading to small storage cupboard with hanging space. RCD unit inside. White painted wooden door leading to:

Bedroom: Double bedroom with small fitted wardrobe. Electric heater to wall. Double glazed windows to rear aspect. White sliding door leading to:

Shower Room: Shower cubicle. Tile effect flooring. Wash hand basin. Low level W.C. Heated towel rail to wall. Double glazed frosted window to side aspect.



A newly presented one bedroom top floor apartment

Open Plan Living Area / Kitchen | Double Bedroom | Shower Room

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