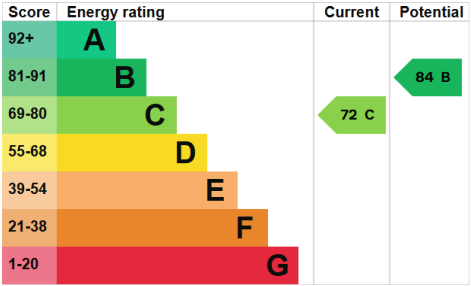




TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hectopage 12/22



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 de-tailed 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:

UPON SIGNING THE LEASE

First months rent in advance £1350.00

Dilapidation deposit £1450.00

This property is let and managed by Stanbra Powell

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 state-ment 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 measure-ments and floor plans supplied are for general guidance only and are not to scale. All dimensions and compass positions are ap-proximate 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 proc4eed north to the traffic lights onto the Southam Road, continue to the end of town and at the last roundabout, take the left turn into Dukes Meadow Drive. Continue over the first roundabout and at the second roundabout take the left turn back into Lapsley Drive.

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



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



19 Lapsley Drive
Banbury
Oxon
OX16 1EL

£1350 pcm - Available 28th November



A neatly presented three bedroom property

Entrance Hall | Cloakroom | Living room | Dining area | Kitchen | Three bedrooms | Ensuite | Family bathroom | Gas radiator heating | Off road parking | Garage with up and over door

Located on the popular Hanwell Fields development, an extremely well presented stone built three bedroom house benefiting from gas radiator heating, double glazing, garage, and pleasant rear garden.

DESCRIPTION:

Entrance Hall accessed via UPVC front door: Wooden laminate floor. Thermostat to wall. Smoke alarm to ceiling. Radiator to wall.

Cloakroom: Neutrally decorated. Frosted double glazed window to front aspect. WC and wash hand basin with tile work surround.

Living room: Neutral decoration. Radiator to wall. Wooden fireplace with marble hearth surround. Electric fire. UPVC double glazed French door.

Dining area: Double glazed windows to front aspect. Radiator to wall.

Kitchen: Wooden laminate effect vinyl floor. Radiator to wall. Range of grey wall and base units with light wood effect work surface. Inset stainless steel sink unit. Integrated washer/dryer, dishwasher and refrigerator. Electric cooker and gas hob. Double glazed windows to rear aspect. Double glazed rear door.

Bedroom Three: Radiator to wall. Double glazed window to front aspect. Access to loft space.

Bedroom Two: Radiator to wall. Double glazed window to rear aspect. Fitted wardrobe with hanging space.

Airing cupboard housing hot water tank

Bedroom One: Radiator to wall. Double glazed window to rear aspect. Fitted wardrobe with hanging space. **Ensuite:** Tiled floor. Wash hand basin, WC and Shower cubicle with tile work surround. Radiator to wall. Extractor fan to ceiling. Shaver socket to wall. Double glazed frosted window.

Family bathroom: Tiled flooring. Radiator to wall. Low level WC, wash hand basin and bath. Extractor fan to wall. Double glazed frosted window to front aspect.

Garden mainly laid to lawn.

Off road parking for two vehicles

Garage with up and over door

