

TOTAL FLOOR AREA: 455 sq.ft. (42.3 sq.m.) approx.
Measurements are given to the nearest millimetre. All measurements are approximate and should not be relied upon for legal purposes. The actual measurements may vary slightly from those given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	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	£950.00
Deposit	£1050.00

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 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.



14e Calthorpe Road

Banbury

Oxon

OX16 5HS

£950 pcm - Available 6th December



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





DESCRIPTION:

Door leading into:

Entrance Hall: Grey carpet to floor. Neutrally decorated. Radiator to wall. Smoke alarm. Door leading to cupboard with storage housing washing machine. Wooden door leading to:

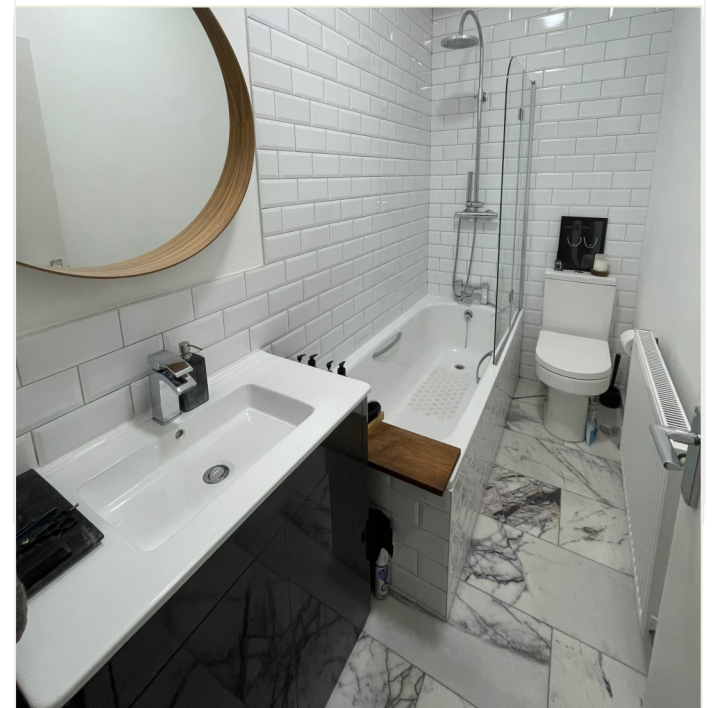
Kitchen: Original wood flooring with mahogany staining . A range of modern grey high gloss wall and base units. Solid wood worktop. Oven with Indesit four ring gas hob. Neutral tiling to splashback. Stainless steel extractor fan. Inset butler sink unit with drainer. Single glazed sash window. Door leading to:

Living Room: Single glazed window. Original wood flooring throughout. Neutrally decorated throughout. Chandelier style light fitting. Radiator to wall. Single glazed sash window.

Door leading to:

Bathroom: Marble effect flooring. Tiled panelled bath. Wash hand basin with vanity unit underneath. Neutral tile surround. Modern shower. Low level W.C. Enclosed light fitting. Door leading to:

Bedroom: Single glazed sash window. Radiator to wall. Neutral decoration throughout. Grey carpet to floor.



A well presented top floor spacious one bedroom apartment

Entrance Hall | Kitchen | Living Room | Bathroom | Bedroom

A spacious top floor grade II listed apartment benefitting from gas central heating located within comfortable walking distance of the town centre