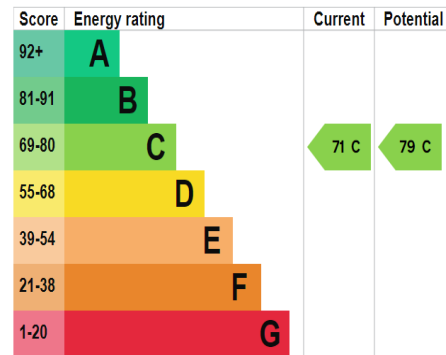
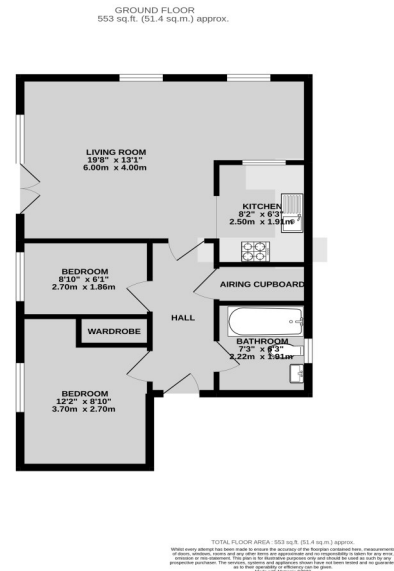




Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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	£1100.00
Deposit	£1200.00

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.

DIRECTIONS: From Banbury Cross proceed east through the High Street and into George Street. At the traffic lights turn left into Lower Cherwell Street and then right over the railway bridge into Middleton Road. Turn left just after Tesco Express into Daventry Road which continues into manor Road and Grimsbury Green. Turn right into Fowler Road and left into Cockington Green. Broome Way can be found on the right.

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



99 Broome Way

Banbury

Oxon

OX16 3WH

£1100 pcm - Available 15th December



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden door leading to:

Entrance Hall: Carpet to flooring, Electric heater to wall. Wooden door leading to large storage cupboard housing hot water tank and shelving inside. Wooden door leading to:

Bathroom: Bathroom suite comprising of bath with shower over, glass shower screen, wash hand basin and low level W.C. Wooden laminate flooring. Double glazed window. Extractor fan. Wooden door leading to:

Master Bedroom: Double glazed windows to rear aspect. Fitted wardrobes. Carpet to flooring. Wooden door leading to:

Bedroom Two: Double glazed windows to side aspect. Electric heater to wall. Wooden door leading to:

Open Plan Lounge/Dining Area: Double glazed windows to front and side aspects. Further double glazed doors to side area. Archway through to:

Kitchen: Marble effect worktop. A range of high gloss wall and base units. Stainless steel sink unit. Electric hob and cooker. Space for washing machine and fridge. Tile effect vinyl flooring



A well presented and refurbished top floor two bedroom apartment

Entrance Hall | Living/Dining Room | Kitchen | Bathroom | Two bedrooms | Electric heating | Communal garden | Private Parking for one vehicle

A well presented two bedroom apartment to the east of Banbury, within walking distance to the town centre. Conveniently located near the M40, junction 11 with the benefit of electric heating throughout, private parking for one vehicle and double glazing