

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 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	£1000.00
Deposit	£1100.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **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.



4B Park Close

Banbury

Oxon

OX16 0SX

£1000 pcm - Available Immediately



**Stanbra
Powell**

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Valuers
Property Lettings

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DESCRIPTION:

White wooden front door leading to:

Entrance Hall: High ceilings. White painted wooden door leading to storage cupboard. White painted wooden door leading to:

Shower Room: Shower cubicle. Wash hand basin. Low level W.C. Wooden effect vinyl flooring throughout. Mirror over bath. Double glazed window to front aspect. White wooden door leading to:

Kitchen Area: Wooden effect vinyl flooring. A range of light grey wall and base units. Wooden effect worktop. Stainless steel cooker and hob. Space for washing machine and fridge freezer. Stainless steel sink unit. Double glazed windows to rear aspect. Extractor fan to wall. Tile work surround. White painted wooden door leading to:

Living Room: Double glazed windows to two aspects. White painted wooden door leading to storage cupboard from hallway. White painted wooden door leading to:

Bedroom Two: Single room. Double glazed windows to rear aspect. White painted wooden door leading to:

Master Bedroom: Double glazed windows to side aspect.



A well presented two bedroom apartment

Entrance Hall | Shower Room | Kitchen | Living Room | Two Bedrooms | Parking for one Vehicle

Situated in this quiet back water of Banbury overlooking Peoples Park, this two bedroom first floor Apartment has in recent years been refurbished to a high standard throughout. The property benefits from double glazing, gas radiator heating and parking for one vehicle.