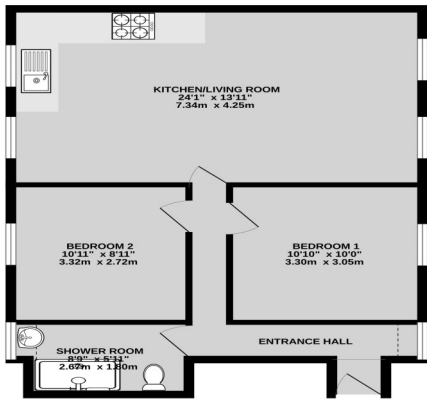


GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 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	£1100.00
Dilapidation deposit	£1200.00

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.

DIRECTIONS: From Banbury Cross proceed east through the High Street and into George Street; continue to the second set of traffic lights and turn left into Upper Windsor Street. At the next set of traffic lights turn right and continue over the railway bridge into the Middleton Road.

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



Flat 12 Cricketers Field

41 Middleton Road

Banbury

Oxon, OX16 3QR

£1100 pcm - Available 29th December



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



A very well presented top floor apartment

Entrance Hall | | Open-Plan Lounge/Kitchen Area | Two Bedrooms | Bathroom | Parking Space for One Vehicle

Located to the east side of Town, a very well presented top floor apartment within easy access to J11 Banbury M40 and railway station

DESCRIPTION:

Wooden Front door leading to:-

Entrance Hall: RCD unit to wall. Velux window to ceiling. Intercom telephone system to wall. Smoke alarm to ceiling.

Bathroom: Tiled flooring. Wash basin. Low level W.C. Heated towel rail. Shower cubicle with electric Triton shower. Mirror to wall. Extractor fan to wall. Velux window to ceiling.

Master Bedroom: Electric panel heater to wall. Double glazed windows to front aspect. Roller blind to window.

Bedroom Two: Double glazed windows to rear aspect. Panel heater to wall. Roller blind to window.

Open-plan Lounge/Kitchen Area: Wooden laminate flooring throughout. Double glazed windows to front and rear aspect. Electric panel heaters to wall. Kitchen area: Wooden laminate flooring throughout. Wooden worktop. Electric cooker and hob. Integrated washing machine and tumble dryer. Extractor fan to wall. Tile work surround. Stainless steel sink unit. Range of wall and base units.

Parking Space for One Vehicle

