

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	£850.00
Deposit	£950.00

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.



Flat 9
Florence House
Banbury
Oxon, OX16 0TZ
£850 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

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





DESCRIPTION:

The property is newly refurbished throughout

Wooden front door leading to:

Open Plan Living/Kitchen Area: Living area is fully carpeted throughout. Small cupboard housing RCD unit. Double glazed windows to front aspect. Smoke alarm to ceiling. Kitchen Area - wooden effect vinyl flooring. A newly fitted range of light grey wall and base units. Stainless steel sink unit. Electric hob and cooker. Space for washing machine. Extractor fan. Tile work surround. Cupboard housing hot water tank. White painted wooden door leading to:

Bedroom: Electric heater. Carpeted throughout. Double glazed window to front aspect. Wooden door leading to wardrobe. White sliding door leading to:

Shower Room: Tile effect vinyl flooring. Wash hand basin with high gloss pedestal beneath. Low level W.C. Shower cubicle. Heated towel rail to wall. Double glazed window to side aspect.



A newly refurbished one bedroom top floor apartment

Open Plan Living/Kitchen Area | Bedroom | Shower Room

A newly presented one bedroom top floor apartment with the benefit of electric heating and double glazed windows